PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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eedings Of The Deputy Director (I/C) Erode District Town And Country Planning Office Present :Thiru.V.Yuvaraj M.E.,
Deputy Director (i/c)
Online Building Application – Technical Clearance

Application Number: SWP/BPA/517914/2025

Sir / Madam,

Subject : Commercial Building– District Town and Country Planning Erode– Erode District – Erode Taluk / Corporation / Town – Ward: E, Block: 24, T.S.No.86 – Site area of 2913.74sq.m. – Proposal of Commercial Multiplex theatre building for FSI area 4028.76 Sq.m – Technical Clearance issued – forwarded for further action – Reg.

Reference :

1. Technical Clearnce Issued by Director of Town and Country Planning, Chennai vide, Reference No. SWP/BPA/517914/2025 dt.14.08.2025
2. Thiru.Mahender Mandradiar, Online Application Reference No. SWP/BPA/517914/2025, Dated: 02.05.2025 and 11.08.2025
3. The Assistant Director/Deputy Director (i/c), Erode, Inspection Report of Online Application No. SWP/BPA/517914/2025, Dated: 07.05.2025.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. G.O(Ms).No.95, Housing and Urban Development Department, Dated: 04.08.2023
17. District Officer, Fire & safety department, Erode, PP NOC No: 2017/NOC/NMSB/2025, Dated: 15.05.2025
18. Demand payment Request letter dated. 26.10.2025
19. Applicant Demand Remittance letter dated. 09.10.2025

Order

1. With reference to the 1st Cited letter, the applicant Thiru.Mahender Mandradiar has requested for the approval of commercial building at Erode District / Taluk / Corporation, Ward: E, Block: 24, T.S.No.86 Site area of 2913.74 Sq.m., Proposal of Commercial Multiplex Theatre building for FSI area 4028.76 Sq.m .The Assistant Director / Deputy Director (i/c) of Erode District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Deputy Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to D". The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 419 / 2025.

In continuation, On the receipt of requisite charges vide reference 19th cited above, the site approval is issued to the above proposed building plan and numbered as **SWP/DTCP/ERODE/Planning Permission No.37 /2025.**

The area statement for the Proposed Commercial building is as below.

Area of Site – 2913.74sq.m

Proposed Building details: Commercial

Sl.No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Build–up Area (sq.m)
1.	Stilt Floor	186.50	1420.56	1607.86
2.	First Floor	978.86	--	978.86
3.	Second Floor	745.06	--	745.06
4.	Third Floor	1163.95	--	1163.95
5.	Fourth Floor	954.39	--	954.39
6.	Head Room	--	98.64	98.64
	Total	**4028.76**	**1519.20**	**5547.96**

FSI Area – **4028.76** Sq.m.,

FSI – 1.382

The Technical Clearance issued with the following Special and General Conditions: –

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural

Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical concurrence and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.\

   If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this
6. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. If any court case would be pending with reference to this proposal, the Technical
9. Concurrence would be treated as INVALID.

   Building to be Used Strictly as per mentioned purpose in Approved Building Plan

General Conditions: –

1. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules

8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided
9. Fly Ash bricks and Materials must be used for construction
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. Government Registered electrical Contractor must be employed for wiring works during construction
12. Seismic Resistance Procedure to be Follow
13. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Local body if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes
14. The Applicants/developer and also the architects/RE/Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
15. The installation of closed–circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCBR –2019 rules.
16. If the Building is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/– per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following Head Of Account.

    Head of Account:

    0217 Urban Development –
    60 other Urban Development Schemes –
    800 other Receipts –
    AS Receipts under Land Use Conversion Charges–
    227 non–Taxation fees –
    09 Collections (IFHRMS CODE: 0217–60–800–AS 22709)

Fees Paid details

Si.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	15468.00	02.05.2025
2.	OSR Charge	Not Applicable	
3.	Centage Charge for Land	900.00	13.10.2025

4.	Centage Charge for Building	5000.00	13.10.2025
5.	Infrastructure and Amenities Charges	761400.00	13.10.2025
6.	CC Charges	60166.00	09.10.2025
7.	Security Deposit Charges	380700.00	09.10.2025
8.	Display Board Charges	1500.00	09.10.2025
9.	Shelter Charges	343287.00	13.10.2025
10.	Development Charges for Building	139750 .00	09.10.2025
11.	Development Charges for Land	30250.00	09.10.2025

Deputy Director (I/C)
District Town and Country Planning office,
Erode District

To
The Commissioner
Erode Corporation
Erode District

Copy To
Mr.MAHENDER MANDRADIAR
29/5,B2,SAFFRON SUMMERS,
Dr.NARAYANASWAMY STREET RED FIELDS
Coimbatore -641045

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.