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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PROCEEDINGS THE DEPUTY DIRECTOR(i/c)
Erode District Town and Country Planning Office
PRESENT:V.YUVARAJ.ME

Application Number: SWP/BPA/703140/2025

: Revised and Additional Construction of Nursing College – DTCP, Chennai – Erode District – Bhavani Taluk – Periyapuliyur Panchayat & Village – S.F.No.416/8B – Site extent of 20241.64 Sq.m – Proposed additional construction with a total FSI area of 5082.99 Sq.m – Technical Concurrence issued – Forwarded for further action – Reg.

Reference :

1. Technical Clearance issued by Director of town and Country Planning Chennai vide, Reference No. SWP/BPA/703140/2025 Date.30.01.2026
2. The Chairman, The Bhavani Educational Service Trust, Erode Online Application Reference No. SWP/BPA/703140/2025, Dated:14.11.2025 and 29.01.2026.
3. Assistant Director / Deputy Director (i/c), Erode District Town and Country Planning office, Inspection Report of Online Application No. SWP/BPA/703140/2025, Dated:14.11.2025 and 14.01.2026.
4. Deputy Director, Salem Regional Office, vide Roc.No.3126/2013/ஒசஇ3, dated 19.02.2014.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
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: 28.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Station officer, Erode, Fire & Rescue service department Fire NOC.No.6417/NOC/NMSB/2025, Date.27.11.2025.
16. Demand For Paying the fee issued to applicant on 02.02.2026
17. Fee Paid details received from Applicant on 02.02.2026

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Order

With reference to the 1st cited letter, the applicant The Chairman, The Bhavani Educational Service Trust, Erode, has requested approval for a Nursing college Building at Erode District, Bhavani Taluk, Periyapuliyur Panchayat and Village, in S.F.No.416/8B, with a site extent of 20241.64 Sq.m. The proposal includes additional construction with a total FSI area of 5082.99 Sq.m.

With reference to the 3rd cited letter, the site boundary and the Main Block (Ground Floor and First Floor plan) were already approved by the Deputy Director, Salem Regional Office, vide Roc.No.3126/2013/தெச.மை3, dated 19.02.2014 and ம.வ/ம(தெச) எண்:17/2014, dated 19.02.2014, wherein the site boundary was marked as “A to H.”

In that same site revised and additional construction of the Nursing College were recommended based on the site inspection remarks of the Assistant Director / Deputy Director (i/c), Erode District Town and Country Planning Office. The Technical Concurrence for the above proposal has been issued under Section 47(A) of the Tamil Nadu Town and Country Planning Act, 1971, and numbered as **B.P./DTCP No.68/2026.**

In Continuation,on the receipt of requisite charges vide reference to the 17th cited above, the site approval is being issued to the above proposed building plan and numbered as **SWP/DTCP/ERODE /Building Permission No.20/2026**

2. The area statement for the revised and additional institutional building is given below.

Site Extent: 20241.64 sq.m.,

S.No.	Description	FSI in Sq.m	Non FSI in Sq.m	Total area in Sq.m
1	Main block			
	Ground floor	1694.33	4.53	1698.86
	First floor	1694.33	-	1694.33
	Second floor	1694.33	-	1694.33
	Terrace Floor	-	64.89	64.89
	Total	**5082.99**	**69.42**	**5152.41**

Existing approved FSI Area – 3192.02 Sq.m.,

Additional Proposed FSI Area – 1890.97 Sq.m.,

Total FSI Area – 5082.99 Sq.m.,

FSI - 0.251

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

Special Conditions

1. The OSR area measuring 2154.00 Sq.m., shown as points '1 to 5' in the site plan, shall be retained as Open Space Reservation in accordance with Rule 41(1), Explanation (i) of the Tamil Nadu Combined Development and Building Rules, 2019
2. As indicated in the site plan, the specified areas shall be demolished prior to the issuance of Technical Approval from Erode District Town and Country Planning Office.
3. The conditions imposed in the Fire NOC in the 14th cited reference shall be followed scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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.
7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance 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.

8. 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.

General Conditions:

1. Solar water heating system to be provided to the proposed Additional and Alteration construction of 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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in- caseofnon-planned area rule 3 - it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 - concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 non-Taxationfees- 09 Collections (DPC: 0217-60-800-AS 22709) Fees Paid Details.Fees Paid details

S.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	40662.00/-	14.11.2025
2.	OSR Charge	Not applicable	
3.	Centage Charge for Land	1500.00/-	02.02.2026
4.	Centage Charge for Building	15000.00/-	02.02.2026
5.	Infrastructure and Amenities Charges	358300.00/-	02.02.2026
6	CC Charges	57044.00/-	02.02.2026
7.	Security Deposit Charges	479400.00/-	02.02.2026
8.	Display Board Charges	1500.00/-	02.02.2026
9.	Shelter Charges	3150.00/-	02.02.2026
10	Development Charges for land	151875.00/-	02.02.2026
11.	Development Charges for Building	100700.0/-	02.02.2026
12.	Premium FSI Charges	Not applicable	

Special Officer/Block Development Officer is directed to take further action for final approval after collecting necessary fees/ charges

Deputy Director(i/c),
District Town and Country Planning Office,
Erode District.

To,

The Special Officer/Block Development Officer,
Periyapuliyur Panchayat,
Bhavani Panchayat Union,
Bhavani Taluk, Erode District.

1) The Chairman The Bhavani Educational Services Trust,Optimuspublic School, Periyapuliyur village, Bhavani TK, Erode District

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

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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.