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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.



Proceedings of The Deputy Director ,
Erode District Town and Country Planning Office
Present : Thiru.S.S.Barath, M.E., Deputy Director,
Online Building Application – Planning Permission
Online Application Number: SWP/BPA/731134/2025

: Additional Construction – School Building – DTCP – Erode District / Taluk – Kasipalayam (Zone-IV) – Erode City Municipal Corporation Limit – Ward – 19, Senathypalayam – Erode "C" Village – R.S.F.Nos.568/1A2B, 568/1B1A(Part) & 568/1B2D – Site extent of 6404.08 Sq.m – Proposed additional construction with a total FSI area of 4023.32 Sq.m – Revised Planning Permission issued – Forwarded for further action – Reg.

- Reference :
1. Trustee M/s Vivekanandam Thillainayaki Public Charitable Trust, Erode Online Application Reference No. SWP/BPA/731134/2025, Dated:16.12.2025, 24.02.2026.
 2. Director of Town and Country Planning, Chennai Technical Concurrence Dated: 24.02.2026.
 3. Assistant Director / Member Secretary (i/c), Erode Local Planning Authority, District Town and Country Planning Office, Erode Office, vide SWP/BPA/0047104/2023, dated:16.12.2023
 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.01, 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.171, Housing and Urban Development Department, Dated: 30.10.2025
 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. Station officer, Erode, Fire & Rescue service department Fire NOC.No.7474/NOC/NMSB/2026, Date.21.01.2026.
 16. Demand for paying the fee issued to applicant dated.25.02.2026
 17. Fee paid details received from applicant dated.06.03.2026

Order:

With reference to the 1st cited letter, the applicant Trustee M/s Vivekanandam Thillainayaki Public Charitable Trust, Erode, has requested approval for a additional School Building at Erode Local Planning Area Erode District, Erode Taluk, Erode Corporation, Erode "C" Village – S.F.No.568/1A2B,568/1B1Apt and 568/1B2D, with a site extent of 6404.08 Sq.m. The proposal includes additional FSI area of 465.66 Sq.m in addition to already approved (Block 1 – Ground Floor and First Floor plan) by the Assistant Director / Member Secretary (i/c), Erode Local Planning Authority, District Town and Country Planning Office, Erode Office, vide SWP/BPA/0047104/2023, dated:16.12.2023 vide reference to the 3rd cited letter, wherein the site boundary was marked as "A to L." and Site approval issued vide SWP/DTCP/ERODE /Site Approval No. 524/2023.

With reference to the 2nd cited letter, in that same site, additional construction of the school building has been technical concurrence issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971, and numbered as B.P./DTCP No.143/2026.

Upon receipt of the requisite charges, vide reference cited as 16th above, the revised Planning Permission for the School Building has been issued and assigned the number SWP/DTCP/ERODE/Building Permission No. 05/2026.

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

Site Extent: 6404.08 sq.m.,

Sl.No	Floor Name	Already Approved Area		Proposed Area		Total Builtup Area in Sq.m
		FSI Area in Sq.m	Non-FSI Area in Sq.m	FSI Area in Sq.m	Non-FSI Area in Sq.m	
1	Ground Floor	2011.66	–	–	–	2011.66
2	First Floor	1546.00	–	465.66	–	2011.66
3	Head Floor	–	230.22	–	–	230.22
	Grand Total	3557.66	230.22	465.66	–	4253.54

Existing approved FSI Area – 3557.66 Sq.m.,

Additional Proposed FSI Area – 465.66 Sq.m.,

Total FSI Area – 4023.32 Sq.m.,

FSI – 0.63

The Planning Permission issued with the following Special and General Conditions: –

Special Conditions

1. The OSR area measuring 676.56 Sq.m., shown as points '1 to 8' 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. The conditions imposed in the Fire NOC in the 15th cited reference shall be followed scrupulously, and a revised Fire NOC shall be obtained in accordance with the proposed area
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. 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.

7. 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.
8. The provisions in the G.O (Ms) No.171, Housing and Urban Development (UD4(1)) Department dated: 30.10.2025 relating to installation and use of electric vehicles charging system shall be followed

General Conditions

1. Solar water heating system to be provided to the proposed 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 references cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the district officer
12. Fees Paid Details

Sl.No.	Charges		Amount in Rupees
1.	Scrutiny Fees		13862.00
2.	Centage Charges	for Building	11000.00
3.		For Land	1500.00
4.	CC Charges		5000.00
5.	Infrastructure and Amenities charges		79900.00
6.	Security Deposit charges		40000.00
7.	Display Board		1500.00
8.	Development charges for Building		106375.00
9.	Development charges For Land		64100.00
10.	Shelter Charges		43000.00

(e-Signed)
Deputy Director,
District Town and Country Planning Office
Erode District.

To
The Commissioner,
Erode Corporation,
Erode District.

Copy (Applicant)

Trustee M/s. Viveknandam Thillinayaki Public Charitable Trust,
No.64, South of Marapalayam Road-4,
K.A.S.Nagar,
Erode.-638003

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.

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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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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

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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.

