

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.



Proceedings Of The Deputy Director,
Erode District Town and Country Planning Office
Present : Thiru.S.S.Barath., M.E., Deputy Director,
Online Building Application – Technical Clearance

Online Application Number: SWP/BPA/774434/2026

: Revision and additional building Proposal for college in the earlier approval with revised Site area –Directorate of Town and Country Planning, Chennai –Erode District, Perundurai Taluk, Vijayapuri Village & Panchayat – R.S.F.Nos.219/3B2 & 219/4B – Revised site extent 18,807 sq.m (earlier approved extent 24,118.56 sq.m in S.F.Nos.219/3pt, 219/4, 219/5, 219/6pt & 219/7pt) – Proposed total FSI area 7,541.41 sq.m – Technical Concurrence issued – Forwarded for further necessary action – Regarding.

- Reference :
1. M/s. RD Educational and Charitable Trust, Erode Online Application Reference No. SWP/BPA/774434/2026, Dated:09.02.2026.
 2. Director of Town and Country Planning, Chennai Technical Concurrence Dated:22.5.2026
 3. Deputy Director, Salem Regional Office, Proceeding Roc.No.493/2012/செப.3, dated.20.03.2012.
 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.Ms.No.155, Housing and Urban Development Department, Dated: 08.10.2025
 11. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
 15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
 16. District officer, Erode District Fire & Rescue service department PP NOC No:8376/NOC/NMSB/2026, Dated.03.03.2026.

17. Joint Director, Agricultural Department, Erode District K.Dis.91/1505/2026, Date: 18.02.2026.

18. M/s.RD Educational and Charitable Trust, Mr.Vijayakumar, Chairman, Erode Affidavit dated 15.05.2026

19. Demand for paying the fee issued to applicant dated. 25.05.2026

20. Fee paid details received from applicant dated.29.05.2026

Order:.

1. With reference to the 1st cited letter, the applicant M/s. RD Educational and Charitable Trust, Erode, has requested approval for a Revision and additional Institutional building Proposal for College in the earlier approval (School) with revised Site area at Erode District, Perundurai Taluk, Vijayapuri Village & Panchayat, comprised in R.S.F.Nos.219/3B2 and 219/4B, measuring a total site extent of 18,807 sq.m, with a proposed total FSI area of 7,541.41 sq.m.
2. As per the 3rd cited, earlier approval was issued for the site comprised in S.F.Nos.219/3pt, 219/4, 219/5, 219/6pt and 219/7pt, measuring an extent of 24,118.56 sq.m, with an approved FSI area of 4,926.52 sq.m, wherein the site boundary was demarcated as "A to I". The present proposal involves revision of the approved site by altering S.F.Nos.219/5, 219/6pt and 219/7pt, thereby reducing the site extent to 18,807 sq.m, with revised boundary "A to O."
3. It is also observed that the existing Girls Hostel Block approved in the earlier proposal falls outside the revised site boundary and has therefore been excluded from the present proposal.
4. For Revision and additional building Proposal, Technical Concurrence was issued under Section 47-A of the Tamil Nadu Town and Country Planning Act, 1971, and assigned B.P./DTCP No.417/2026 vide 2nd cited letter.
5. The area statement for the Revised & Proposed Institutional building is as below.

Area of the Site: 18807 Sq.m

DETAILS	EXISTING		PROPOSED – College		Total Area		
	FSI AREA in Sq.Mt	NON FSI AREA in Sq.Mt	FSI AREA in Sq.Mt	NON FSI AREA in Sq.Mt	FSI AREA in Sq.Mt	NON FSI AREA in Sq.Mt	Total BUILT UP AREA in Sq.Mt
BLOCK – 1 –College							
Ground Floor Plan	1464.70	–	–	–	1464.70	–	1464.70
First Floor Plan	1267.35	–	–	–	1267.35	–	1267.35
Second Floor Plan	–	–	1267.35	–	1267.35	–	1267.35

Head Room Area	-	-	-	123.63	-	123.63	123.63
Sub Total Area Block 1	2732.05	-	1267.35	123.63	3999.40	123.63	4123.03
BLOCK – 2							
Ground Floor Plan	-	-	237.12	-	237.12	-	237.12
Sub Total Area Block 2	-	-	237.12	-	237.12	-	237.12
BLOCK – 3							
Ground Floor Plan	-	-	1101.63	-	1101.63	-	1101.63
First Floor Plan	-	-	1101.63	-	1101.63	-	1101.63
Second Floor Plan	-	-	1101.63	-	1101.63	-	1101.63
Head Room Area	-	-	-	96.67	-	96.67	96.67
Sub Total Area Block 3	-	-	3304.89	96.67	3304.89	96.67	3401.66
GRAND TOTAL AREA (Block 1+2+3)	2232.05	-	4809.36	220.30	7541.41	220.30	7761.81

Existing FSI area – 2732.05 Sq.m.,

Proposed FSI Area – 4809.36 Sq.m.,

Total FSI Area – 7541.41 Sq.m

FSI – 0.4

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

Special Conditions

1. The OSR "1 to 6"-1908.60 sq.m Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 rule 41(1) Explanation (i).
2. The existing Girls Hostel Block excluded from the revised site proposal shall obtain separate planning/building approval from the competent authority, as undertaken in the applicant affidavit cited in the 18th reference.
3. The conditions imposed in the Fire NOC cited in the reference no.16th should be followed.
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. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.

9. 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 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. 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.

Head of Account:

0217 Urban Development – 60 other Urban Development Schemes –800 otherReceipts—
ASReceiptsunderLandUseConversionCharges— 27non–Taxationfees—

09Collections(DPC:0217 — 60— 800—AS22709)

12. Fees Paid Details

Sl.No.	Charges		Amount in Rupees
1.	Scrutiny Fees		43289.00
2.	Centage Charges	For Building	40000.00
3.		For Land	900.00
4.	Infrastructure and Amenities charges		1419400.00
5.	Display Board		1500.00
6.	CC Charges		83629.00
7.	Security Deposit Charges		709700.00
8.	Development charges for Building		194250.00
9.	Development charges For Land		188300.00
10.	Shelter Charges		110338.00

Deputy Director,
District Town and Country Planning Office
Erode District.

To

The Special Officer/Block development Officer (VP),
Vijiyapuri Panchayat
Perundurai Panchayat Union,
Perundurai Taluk,
Erode District.

Copy (Applicant)

M /S. RD Educational And Charitable Trust,
Mr.N.Vijayakumar (Chairman),
4/49 ,Maniyampalayam,
Pattakaranpalayam,
Perundurai(Tk),
Erode (Dt).

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

