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 Of The Deputy Director
Erode District Town And Country Planning Office
Present :S.S.Barath M.E., Deputy Director
Online Building Application – Technical Clearance
Application Number: SWP/BPA/851074/2026

Additional Industrial Building (Green Category – Power Looms (Without dye and Bleaching) – DTCP– Erode District – Perundurai Taluk –Thingalur Village and Panchayat – R.S.F.Nos:276/4A2, 276/4A3 & 276/5B for an extent of site area is 11786.24 Sq.m. – Additional industrial building are proposed in the earlier approved site for an Total FSI area of 6152.11 Sq.m – Technical Concurrence issued – Forwarded for further action – Regarding.

Reference :

1. M/S.Vassa Textile Mills Private Limited, Erode, Online Application Reference No.SWP/BPA/851074/2026, Received Dated:17.05.2026.
2. Technical concurrances issued by Commissioner of town and country planning dt.01.10.2026
3. Deputy Director (i/c), Erode District Town and country Planning office, Online Application Reference No.SWP / BPA / 008477 / 2023, Dated:05.05.2023. (SWP / DTCP / ERODE / Building Permission No.16/2023, dated.05.05.2023)
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.Ms.No.225, Housing and Urban Development Department, Dated:26.11.2024.
11. G.O.Ms.No.154, Housing and Urban Development Department, Dated:

07.10.2025

12. G O.Ms.No.155, Housing and Urban Development Department, Dated: 08.10.2025
13. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
17. Director of Town and Country Planning, Chennai circular Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
18. District Fire Officer, Fire and Rescue Service, Erode District PP NOC No.10204/NOC/NMSB/2026, dated:30.06.2026.
19. Joint Director, Agricultural Department, Erode District Ltr No.அ4/17/2023(86), Date.14.03.2023.
20. Applicant M/S.Vassa Textile Mills Private Limiteds, Demand Remittance letter dated. 06.10.2026

Order

1. With reference to the 1st Cited letter, the applicant M/S.Vassa Textile Mills Private Limited, Erode has requested for the approval of industrial building (Green Category – Power Looms (Without dye and Bleaching) at Erode District, Perundurai Taluk, Thingalur Village and Panchayat, R.S.F.Nos:276/4A2, 276/4A3 & 276/5B for an extent of site area is 11786.24 Sq.m. Reference to the 4th Cited letter the boundary of the Site, Block –1 to 4 are having FSI area is 3458.27 Sq.mt., already approved by Deputy Director (i/c), Erode District Town and Country Planning Office vide SWP/DTCP/ERODE/Building Permission No.16/2023 & SWP/DTCP/ERODE/Site Approval No.171/2023, Dated: 05.05.2023 the boundary of the site has been marked as "A to H".

2. In that same approved site, Additional Industrial building proposal was submitted to Commissioner of Town and town and country planning for Tecnical concurrance and the request has been accepted and the Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No:675/2026 vide 2nd cited letter

The area statement for the Additional Industrial building **564 HP (Green Category)** is as below.

Area of Site – 11786.24 sq.m

Block Name	Existing Approval Area in Sq.m			Proposed Additional and Revised area in Sq.m			Total Area			
	FSI Area	Non FSI Area	Built up area	FSI Area	Non FSI Area	Deduction	Built up area	Non FSI Area	Deduction	FSI ssarea
Block–1 (Factory Building)										
Existing Ground Floor	1972.05	0	1972.05	10.85	0	0	1982.90	0	0	1982.90
Proposed First Floor	0	0	0	155.50	0	0	155.50	0	0	155.50
Head room	0	0	0	0	36.37	0	36.37	36.37	0	0.00
Block – 2 (Existing Hostel Block now Labour Quarters)										
Existing Ground Floor	533.17	55.58	588.75	13.33	-13.38	0	588.70	42.2	0	546.50
Proposed First Floor	0	0	0	546.5	0	42.2	588.70	0	42.20	546.50
Proposed Second Floor	0	0	0	89.9	45.30	0	135.20	45.3	0	89.90
Head room	0	0	0	0	25.00	0	25.00	25.00	0	0.00
Block – 3 (Office Building)										
Proposed Ground Floor	247.56	0	247.56	22.94	0	49.90	320.40	0	49.90	270.50
Proposed First Floor	0	0	0	270.50	0	49.90	320.40	0	49.90	270.50
Head room	0	0	0	0	19.1		19.10	19.1	0	0.00

Block – 4 (Power House & Genset Room)										
Existing Ground Floor	705.50	0	705.50	-554.1	0	0	151.40	0	0	151.40
Block – 5 (Factory Building)										
Proposed Ground Floor	0	0	0	1982.87	0	0	1982.87	0	0	1982.87
Proposed First Floor	0	0	0	155.54	0	0	155.54	0	0	155.54
Head room	0	0	0		36.39	0	36.39	36.39	0	0.00
Block – 6 (Security Room)										
Existing Ground Floor	0	0	0		6.25	0	6.25	6.25	0	0.00
Total	**3458.28**	**55.58**	**3513.86**	**2693.83**	**155.03**	**142**	**6504.72**	**210.61**	**142**	**6152.11**

Existing F.S.I Area – 3458.28 Sq.mt,

Proposed Additional F.S.I Area– 2693.83 Sq.mt,

Total F.S.I Area – 6152.11 Sq.mt.,

Floor Space Index – 0.52 < 2

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

Special Conditions

1. The OSR 1 to 6 area 1198.08 sq.mt., shown in the site plan should be retained as open space reservation as per Explanation (i) of TNCDBR 2019 rule 41(1).
2. Conditions stipulated in the NOC/License cited in the reference 18th issued by District Fire Officer, Erode, Tamil Nadu Fire & Rescue Services Department is to be followed scrupulously.
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. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
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 Revised & Proposed Additional 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.
12. CCTV surveillance shall be provided in all Public Purpose Buildings, wherever applicable.
13. The Government Orders, Circulars, instructions and guidelines referred to in the references cited above, as amended from time to time, shall be strictly complied with.
14. As per G.O.79 Housing and Urban Development Department, dated:04.05.2017, In—case of non—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 otherReceipts—ASReceiptsunderLandUseConversionCharges—27non-Taxationfees—09Collections(DPC:0217—60—800—AS22709)FeesPaid Details

Fees Paid details

Sl.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	23789.00	17.05.2026
2.	Centage Charge for Land	900.00	06.10.2026
3.	Centage Charge for Land paid vide 3rd cited	300.00	29.04.2023
4.	Centage Charge for Building	9500.00	06.10.2026
5.	Centage Charge for Building paid vide 3rd cited	5500.00	29.04.2023
6.	Infrastructure and Amenities Charges	490680.00	06.10.2026
7.	Infrastructure and Amenities Charges paid vide 3rd cited	667400.00	29.04.2023
8.	Display Board Charges	1500.00	06.10.2026
9.	Development Charges for Building	122813.00	06.10.2026
10.	Development Charges for Land	88500.00	06.10.2026
11.	OSR Charges	Not Applicable	
12.	CC Charges	Not Applicable	
13.	Security Deposit Charges	Not Applicable	
14.	Shelter Charges	4519.00	06.10.2026
15.	Shelter Charges paid vide 3rd cited	515.00	29.04.2023
16.	Premium FSI Charges	Not Applicable	

The Special Officer/Block Development Officer directed to take further action after collecting necessasary Fees/Chargess

(e–signed)

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

To :

The Special Officer/Block Development Officer,
Perudurai Block
Thingalur Village and Panchayat,
Perundurai Taluk,
Erode District.

Copy to : (Applicant)

M/s. Vassa Textile Mills Pvt ltd.,
1.Thiru. P.Pon Mahil Arasu (Managing Director),
2. Thiru. K.S.Ponnusamy,
1/ 2 , Postal Colony–3rd Street,
P.N. Road,
Tiruppur.

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

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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

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

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The LandLens suite
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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.