

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/874661 /2026

Industrial Building (Orange Category) – Directorate of Town and County Planning, Chennai – Erode District – Nambiyur Taluk – Nambiyur "A" Village & Town Panchayat – S.F.Nos:104/1 and 106/7 for an extent of site area is 36298.00 sq.m., – Existing Industrial building (Cotton Spinning and Weaving) – FSI area 18597.16 sq.m., – Technical Concurrence issued – Forwarded for further action – Regarding.

- Reference : 1. M/s.Sri Sivajothi Spinning Mills Private Limited By its Managing Director, Mr.V.Karthik, Erode, Online Application Reference No.SWP/BPA/874661/2026, Received Dated: 16.06.2026.
2. Director of Town and Country Planning, Chennai Technical Concurrence Dated: 04.07.2026.
3. Guidance Application CAF Number: 207118, dated:15.06.2026
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 Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
18. District Fire Officer, Erode District, letter PP.NOC.No.10492/NOC/NMSB/ 2026, Dated: 16.06.2026.

19. Joint Director, Agricultural Department, Erode District
K.Dis.21/5555/2026, Date:18.06.2026

20. Demand for paying the fee issued to applicant dated.06.07.2026

21. Fee paid details received from applicant dated.06.07.2026

Order:.

1. With reference to the 1st Cited letter, the applicant M/s. Sri Sivajothi Spinning Mills Private Limited By its Managing Director, Mr.V.Karthik, Erode has requested approval proposal for the existing Industrial building (Cotton spinning and weaving) at Erode District, Nambiyur Taluk, Nambiyur Village & Town Panchayat – S.F.Nos: 104/1 and 106/7 for an extent of site area is 36298.00 sq.m., The Deputy Director of Erode District Town and Country Planning Office has recommended the proposal with a site inspection remark. Based on the Deputy Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to J"..
2. The Technical Concurrence is issued under section 47A of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No:459/2026

The area statement for the Existing Industrial building is as below.

Area of Site – 36298 sq.m

Description	Area Details			
	FSI Area In Sq.m	Non FSI Area In Sq.m	Deduction area in Sq.m	Total Area in Sq.m
Block–A (Main Unit)				
Ground Floor	17049.17	—	45.41	17094.58
First Floor	353.23	—	33.97	387.20
Block–B (Waste Godown)				
Ground Floor	280.98	—	—	280.98
Block–C (Power House And Transformer Yard)				
Ground Floor	438.38	—	—	438.38
Block–D (Scrap Yard)				
Ground Floor	66.43	—	—	66.43
Block–E (Parking Shed)				
Ground Floor	199.80	—	—	199.80
Block–F (Office Block)				
Ground Floor	29.73	—	—	29.73
First Floor	14.82	—	—	14.82
Ladies Toilet				
Ground Floor	26.62	—	—	26.62

Gents Toilet				
Ground Floor	37.23	—		37.23
Servant Room –I				
Ground Floor	60.28	—		60.28
Servant Room –II				
Ground Floor	8.73	—		8.73
Servant Room –III				
Ground Floor	28.70	—		28.70
Watchman Booth				
Ground Floor	3.06	—		3.06
Grand Total	18597.16	—	79.38	18676.54

Total FSI Area : 18597.16 sqm.,

Floor Space Index (FSI) = 0.51

The Technical Clearance issued with the following Special and General Conditions

Special Conditions

1. The OSR 1 to 4 area 2874.48 sq.m and OSR 5 to 9 area 806.14 sq.m., total OSR area 3680.62 sq.m., shown in the site plan should be retained as open space reservation as per Explanation (i) of TNCD BR 2019 rule 41(1)
2. Conditions stipulated in the NOC/License cited in the reference 18 issued by District Fire Officer, Erode, Tamil Nadu Fire & Rescue Services Department is to be followed scrupulously.
3. Piped water supply availability certificate is issued by Executive Officer, Nambiyur Town Panchayat Letter No. 310/2026, dated 22.06.2026 since proposed site is adjacent to burial/cremation grounds
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 G.O.79, Housing and Urban Development Department, dated:04.05.2017, in- case of non-planned area rule3 -it has been requested to collect Rs.1000 as scrutiny fee for each plots. And unde 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)

12. Fees Paid Details

Sl.No.	Charges		Amount in Rupees
1.	Scrutiny Fees		91713.00
2.	Centage Charges	for Building	10000.00
3.		For Land	600.00
4.	Infrastructure and Amenities charges		3496800.00
5.	Display Board		1500.00
6.	Development charges for Building		350625.00
7.	Development charges For Land		272625.00
8.	Shelter Charges		21450.00

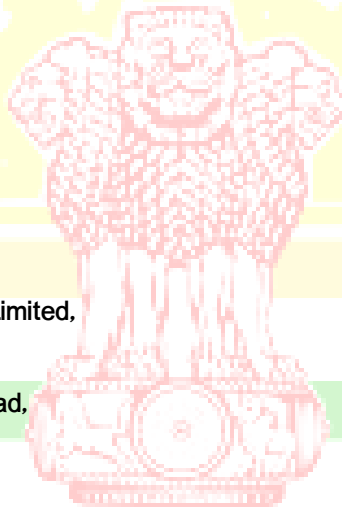
(e-Signed)
Deputy Director,
District Town and Country Planning Office
Erode District.

To

The Executive Officer,
Nambiyur Town Panchayat
Nambiyur Taluk,
Erode District

Copy (Applicant)

M/s.Sri Sivajothi Spinning Mills Private Limited,
By its Managing Director, Mr.V.Karthik
No.172, Polavapalayam Kovai Main Road,
Nambiyur, Erode –638458



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.

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Legal Opinion

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

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One Map

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

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PriceMap

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

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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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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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

Temple property check

Waqf property check

RERA register



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/tools



Services we run
for you
/services



The LandLens
suite
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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

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.

