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 – Planning Permission
Online Application Number: SWP/BPA/899786/2026/TCP

: Commercial Building (Business Office) – District Town and Country Planning Office – Erode District – Erode LPA/Corporation and Taluk – Erode "C" Village – New Natham SF.No. 1733/12A2 and R.S.No.1733/14A – Site extent of 2131.00 Sq.m – FSI Area 499.70 Sq.m – Proposed Construction of R.C.C. Roof and Galvalume Sheet Roof Ground Floor Business Office Building – Planning Permission issued – forwarded for further action – Regarding.

Reference :

1. Applicant M/s.MIDTOWNERS LLP, Erode, Online Application Reference No. SWP/BPA/899786/2026, Dated: 16.07.2026.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
4. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
8. G.O.Ms.No.155, Housing and Urban Development Department, Dated: 08.10.2025
9. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

14. Director of Town and Country Planning, Chennai circular Letter Roc No.4367/2019/BA2, Dated: 05.02.2020
15. The District Officer, Fire& Rescue service department, Erode District, PP NOC No.11536/NOC/NMSB/2026, Dated: 05.08.2026
16. Demand payment Request letter dated. 15.09.2026.
17. Fee paid details received from applicant dated. 17.09.2026.
18. The Assistant Commissioner, Zone–III, Erode Corporation, Road Certificate Roc.No.C1/207/2026, Dated.26.03.2026

Order

1. With reference to the 1st Cited letter, the applicant has requested for the approval of the The Proposed Construction of R.C.C. Roof and Galvalume Sheet Roof Ground Floor Business Office Building with Ground Floor for a Commercial Building (Business Office Building) in New Natham SF.No. 1733/12A2 and R.S.No.1733/14A at Measuring to a site extent of 2131.00 Sq.m with an FSI Area 499.70 Sq.m in Erode "C" Village, Erode Corporation and Taluk, Erode District.
2. On the receipt of requisite charges vide reference 17th cited above, the site approval is issued to the above proposed site has been marked as "A to H" and numbered as **SWP/DTCP/ERODE/Site Approval No. 247/2026** and The Planning Permission is issued under section 49 of Town and country planning Act, 1971 for the above proposal and numbered as **SWP/DTCP/ERODE/LPA/Planning Permission No. 27/2026.** with a validity of 8 years from the date of issue of the planning permission.

The area statement for the Commercial building is as below.

Area of Site – 2131.00 Sq.m

Building area details:

Floor Details	FSI Area in sq.m)	NON–FSI Area (in sq.m)	Total Area (in sq.m)
Ground Floor	499.70	--	499.70
Total	**499.70**	**--**	**499.70**

FSI Area – 499.70 Sq.m

FSI – 0.234 < 2.00

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

Special Conditions:

1. Based on the Road Certificate cited under Reference 18, issued by the Assistant Commissioner, Zone–III, Erode Corporation, the documents submitted by the applicant have been examined, and approval is hereby accorded for the proposed building. However, the concerned Local Body shall issue the final approval only after duly verifying and confirming the availability and adequacy of the access road provided to the site, as certified by the competent authority
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Building 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
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

9. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
10. Building to be Used Strictly as per mentioned purpose in Approved Building Plan
11. In addition, all the stipulated conditions mentioned in the NOC obtained from relevant departments reference cited no. 15 should be followed

General Conditions: –

1. The building permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
3. Solar water heating system to be provided to the proposed commercial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. 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.
7. 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.
8. Mosquito netting to be provided at OHT and well.
9. Fire rescue equipment should be provided as per Rules.
10. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials must be used for construction.
12. 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/BDO/UE engineer details at the place of construction.
13. Parking area to be utilized only for parking purpose mentioned as per approved drawing
14. Government Registered electrical Contractor must be employed for wiring works during construction
15. Seismic Resistance Procedure to be Follow

16. Provide Sufficient Fire Resistance and Fire equipment in proposed Building

17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale

18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Local body if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes

19. The Applicants/developer and also the architects/RE/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.

20. Fees Paid details

Sl.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	4196.00	16.07.2026
2.	Centage Charge for Land	600.00	16.09.2026
3.	Centage Charge for Building	1000.00	
4.	Infrastructure and Amenities Charges	94000.00	
5.	CC Charges	6000.00	16.09.2026
6.	Display Board Charges	1500.00	
7.	Security Deposit Charges	47500.00	
8.	Development Charges for Building	12500.00	
9.	Development Charges for Land	21350.00	

The Commissioner, Erode Corporation is directed to take further action after collecting necessary Fees/Charges

(e-signed)
Deputy Director,
District Town and Country Planning office,
Erode District.

To :
The Commissioner,
Erode Corporation,
Erode District.

Copy to : (Applicant)
M/s. MIDTOWNERS LLP,
No.001/Nehru Veethi, Erode Kottai,
Erode Town Police station, Erode -638001

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

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.