

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/904433/2026

Subject : Industrial Building (White Category) –Office of Town and Country Planning –Erode District, Erode Local Planning Authority – Modakkurichi Taluk – Pudur 'B' Village & Panchayat – R.S.F.Nos. 435/1 & 435/4A – Site Area: 22008.49 sq.m – Existing and Proposed Industrial Buildings (Distributor of Agricultural Machinery and Equipment)– FSI area 15,326.29 sq.m –Planning Permission issued – Forwarded for further necessary action – Regarding.

- Reference :**
1. M/s Farming Hub Pvt Ltd, Erode, Online Application Reference No. SWP/BPA/904433/2026, Dated: 20.07.2026.
 2. Commissioner of Town and Country Planning, Chennai Technical Concurrence Dated: 05.08.2026.
 3. Guidance Application CAF Number: 210081, dated:20.07.2026.
 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.9159/NOC/NMSB/2026,
Dated: 09.04.2026.

19. Demand for paying the fee issued to applicant dated. 06.08.2026

20. Fee paid details received from applicant dated.07.08.2026.

21. Form-1 (Structural Design Basis Report – SDBR), letter received from applicant on
11.08.2026 (This office ROC no.1666/2026/ED2).

Order:.

1. With reference to the 1st cited letter, the applicant, M/s. Farming Hub Pvt. Ltd., Erode, has requested approval for the Proposed and Existing Industrial Building (Distributor of Agricultural Machinery and Equipment) at Erode Local Planning Authority – Erode District, Modakkurichi Taluk, Pudur 'B' Village, Re.S.F.Nos.435/1 and 435/4A, comprising a site area of 22008.49 sq.m. The applicant request has been accepted and the boundary of the site has been marked as "1 to 29".
2. For Industrial building Proposal, Planning Permission was issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971, and assigned B.P/DTCP No.515/2026 vide 2nd cited letter (This approval is valid from 11.08.2026 to 10.08.2034).
3. The area statement for the Industrial building is as below.

Area of the Site: 22008.49 Sq.m– 4.5 HP (White Category)

S.NO	DESCRIPTION	FSI	NON FSI (SQ.M)	BUILD UP AREA (SQ.M)
1	BLOCK -01 (AGRICULTURAL MACHINERY ASSEMBLY) Existing Steel structure			
	GROUND FLOOR	2294.41	—	2294.41
	FIRST FLOOR	411.97	—	411.97
2	BLOCK -02 (MACHINERY ASSEMBLY, INSPECTION, STORAGE AND PACKING) Existing Steel structure			
	GROUND FLOOR	2815.07	—	2815.07
	GROUND FLOOR (CANOPY)	218.97	—	218.97
3	BLOCK -03 (TARPAULIN, POND LINER, AND GEOMEMBRANE PROCESSING) Existing and Proposed steel structure			
	GROUND FLOOR	3019.02	—	3019.02
	GROUND FLOOR (CANOPY)	1108.2	—	1108.2
	FIRST FLOOR	504.51	—	504.51
4	BLOCK -04 (CORPORATE AND ADMINISTRATIVE OFFICE) Existing RCC structure			
	GROUND FLOOR	303.13	—	303.13
	FIRST FLOOR	303.13	—	303.13
	SECOND FLOOR	303.13	—	303.13
	THIRD FLOOR	303.13	—	303.13
	HEAD ROOM	—	23.4	23.4
5	BLOCK -05 (EXPANSION OF AGRICULTURAL MACHINERY ASSEMBLY) Proposed steel Structure			
	GROUND FLOOR	700.40	—	700.40

6	BLOCK -06 (EXPANSION OF AGRICULTURAL MACHINERY ASSEMBLY AND PACKING) – Proposed RCC structure			
	GROUND FLOOR	784.01	—	784.01
	FIRST FLOOR	784.01	—	784.01
	HEAD ROOM	—	23.4	23.4
7	BLOCK -07 (SPECIALISED TARPAULIN AND LINE PROCESSING) Proposed Steel Structure			
	GROUND FLOOR	1201.19	—	1201.19
8	BLOCK -08 (SERVANT ROOM – 1) – Existing structure			
	GROUND FLOOR	32.15	—	32.15
9	BLOCK -09 (SERVANT ROOM – 2) – Existing structure			
	GROUND FLOOR	59.2	—	59.2
TOTAL		15320.29	40.8	15373.09

Total FSI Area: 15320.29 sqm

Floor Space Index (FSI) = 0.090

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

Special Conditions

1. The OSR A1 to A21 of area 2332.48 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. Compliance Condition– applicant had submitted Form–1 (Structural Design Basis Report – SDBR) as prescribed under Rule 51(3) of the Tamil Nadu Combined Development and Building Rules, 2019 vide 21st cited letter.
3. Conditions stipulated in the Fire NOC cited in the reference 18th issued by District Fire Officer, Erode, Tamil Nadu Fire & Rescue Services is to be followed scrupulously.
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. CCTV surveillance shall be provided in all Public Purpose Buildings, wherever applicable.
12. 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.

Fees Paid Details

Sl.No.	Charges		Amount in Rupees
1.	Scrutiny Fees		61850.00
2.	Centage Charges	For Building	30000.00
3.		For Land	1500.00
4.	Infrastructure and Amenities charges		2885800.00
5.	Display Board		1500.00
6.	Development charges for Building		288750.00
7.	Development charges For Land		168900.00
8.	Shelter Charges		404154.00

The Special Officer/Block development Officer (VP), Modakkurichi Panchayat Union is directed to take further action after collecting necessary Fees/Charges

Member Secretary/Deputy Director,
Erode Local Planning Authority/
District Town and Country Planning Office
Erode District.

To

The Special Officer/Block development Officer (VP),
46 Pudur Panchayat,
Modakkurichi Panchayat Union,
Modakkurichi Taluk,
Erode District.

Copy (Applicant)

M/s. Farming Hub Pvt Ltd.,
Thiru. T.Govindaraj,
No. 452/5B, Senthur Garden near,
46 Pudur,
Erode- 638 002.

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

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

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Patta and Chitta

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EC Analyzer

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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

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Floor space index

Area unit converter

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What the plan says can happen on this land.

Land use zone finder

CMDA land use check

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Master plan check

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Who holds it, and which office keeps the record.

Find your registering office

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Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

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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.

