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 : Thiru.S.S.Barath, M.E., Deputy Director,

Online Building Application – Planning Permission

Online Application Number: SWP/BPA/913935/2026

: Institutional Building (School Building) – District of Town and Country Planning, Office – Erode District – Erode Taluk – Erode Corporation – Erode–C Village – R.S.No.1213/8B2 and S.F.Nos.1214/1 and 1214/4A – Site Extent: 6,377.85 sq.m. – Approval of Existing and Proposed construction of School Buildings (Primary & Higher Secondary School) – Total FSI Area: 5,613.00 sq.m. – Technical Concurrence Issued – Forwarded for Further Action – Regarding.

Reference :

1. Mount Carmel International School, by its correspondent, Mr.Anil.T.K, Erode Online Application Reference No.SWP/BPA/913935/2026, Dated:11.08.2026.
2. Director of Town and Country Planning, Chennai Technical Concurrence Ref No. SWP/BPA/913935/2026, Dated: 28.09.2026.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. District officer, Erode District Fire & Rescue service department PP NOC No:11984/NOC/NMSB/2026, Date. 27.08.2026.
14. Demand for paying the fee issued to applicant dated.28.09.2026
15. Fee paid details received from applicant dated.29.09.2026

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Order:.

1. With reference to the 1st cited letter, the applicant, Mount Carmel International School, represented by its Correspondent, Thiru. Anil T.K., Erode, has requested approval for the Existing and Proposed construction of School Buildings (Primary and Higher Secondary School) at Erode District, Erode Taluk, Erode Corporation, Erode-C Village, in R.S.No.1213/8B2 and S.F.Nos.1214/1 and 1214/4A, measuring an extent of 6,377.85 sq.m., comprising existing and proposed construction with a total FSI area of 5,613.00 sq.m.

2. The proposal has been scrutinized and the Deputy Director, District Town and Country Planning Office, Erode, has recommended the proposal based on the site inspection remarks. Based on the recommendation, the proposal for approval of the existing and proposed construction of school buildings has been considered and accepted, and the boundary of the site has been marked as "A to N".

3. The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 663/ 2026.

4. Upon receipt of the requisite charges, vide reference cited as 15th above, the Planning Permission for the School Building has been issued and assigned the number SWP/DTCP/ERODE/Planning Permission No. 28/2026.

The area statement for the Proposed Institutional building is as below..

Area of the Site: 6377.85 Sq.m.,

Description	Total Build-up Area in Sq.m.,	Non FSI Area in Sq.m.,	Deduction Area in Sq.m	FSI Area in Sq.m.,
1 Existing Block – A (Primary School)				
Basement Floor	208.79	208.79	–	–
Ground Floor	1714.33	–	5.40	1708.93
First Floor	1635.1	–	162.87	1472.23
Second Floor	1434.91	–	4.54	1430.37
Head room	71.91	71.91	–	–
2 Proposed Block – B (Higher Secondary School)				
Ground Floor	331.74	–	–	331.74
First Floor	331.74	–	–	331.74
Second Floor	331.74	–	–	331.74
Head room	42.5	42.5	–	–
3 Proposed Watchmen Booth				
Ground Floor	6.25	–	–	6.25
Total	6109.01	323.20	172.81	5613.00

FSI Area – 5613 sq.m., , FSI – 0.88 < 2.0

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

Special Conditions

1. The OSR "1 to 4" total OSR area 669.69 Sq.m., Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 rule 41(1) Explanation (i)
2. Conditions stipulated in the NOC/License cited in the reference 13th issued by District Fire Officer, Tiruppur, 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. 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

General Conditions

1. Solar water heating system to be provided to the proposed 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, as per the prevailing rules and guidelines.
13. 13. All Government Orders, circulars, instructions and guidelines cited in the references, as amended from time to time, shall be strictly complied with
14. Fees Paid Details

Sl.No.	Charges		Amount in Rupees	Date
1.	Scrutiny Fees		20997.00	11.08.2026
2.	Centage Charges	for Building	16000.00	29.09.2026
3.		For Land	1500.00	
4.	Infrastructure and Amenities charges		1056560.00	
5.	CC Charges		66193.00	29.09.2026
6.	Development charges for Building		153750.00	
7.	Development charges For Land		64000.00	
8.	Security Deposit charges		528500.00	
9.	Display Board		1500.00	
10	Shelter Charges		219000.00	29.09.2026

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 (Applicant)

M/S.Mount Carmel International School,
By its correspondent, Mr.Anil.T.K
Kollampalayam, Erode.– 638002

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.