PP APPROVAL RECORD

Planning Permission

Tiruppur 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 ASSISTANT DIRECTOR,

TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE,

PRESENT: THIRU E. RAJENDRAN., B.E., ASSISTANT DIRECTOR

Online Building Plan Application – Technical Concurrence

Application Number :SWP/BPA/0840964/2026

Sir/Madam,

Subject :	NHRB – Revised and Existing Additional Institutional Building – District Town and Country Planning Office- – Tiruppur District, Kangayam Taluk, Palayakottai Village and Panchayat in S.F.Nos.3/1, 6/1, 6/2, 6/3,6/4, 6/5, 9/1, 10/1, 10/2, 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7 & 12/1 with a Site of 248550 Sqm – FSI Area of 97546.02 Sqm has been Already Approved - Now Proposed additional FSI area:860.80 Sqm Total FSI Area:98406.82Sqm - Technical Concurrence issued – Forwarded for further action – Regarding.
Reference:	1. Applicant.M/s. Erode Builder Educational Trust, Mr. C.K.Balasubramaniam (Treasurer), Online Application Reference No.SWP/BPA/0840964/2026, Dated:06.05.2026. 2. Commissioner of Town and Country Planning, Chennai, Proceeding Roc no: 5287/2019-CP, Dated:10.03.2021. (Concurrence Issued G.O.No.76, Housing and Urban Development Department, Dated: 14.06.2018 (Concurence No: 73/2021). 3. Technical Concurrence of the Director of Town and Country Planning, Chennai, Proceedings online No.SWP/BPA/ 010016/2023, Dated:08.09.2023. (Technical Concurrence No.339/2023). 4. Assistant Director, Tiruppur District, Technical approval issued vide online No. SWP/BPA/ 010016/2023, Dated:12.10.2023. (B.P/TCP(TD) No.89/2023) 5. Technical Concurrence of the Director of Town and Country Planning, Chennai, Proceedings online No. SWP/BPA/0840964/2026, Dated:09.09.2026. (B.P/DTCP No: 616 / 2026.) 6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012 7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017. 8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021. 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. 12201/2017/BA1, Dated: 22.09.2017.

	11. G.O. No.79, Housing and Urban Development Department,

	Dated: 04.05.2017. 12. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020. 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009. 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017. 15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/SplCell, Dated: 14.12.2017. 16. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025. 17. G.O. (Ms) No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025. 18. Joint Director, Agriculture Department, Tiruppur District letter No. K.Dis.No:C2/3763/2023, Dated:03.05.2023. 19. Joint Director, Agriculture Department, Tiruppur District letter No. K.Dis.No:C2/2000/2023 , Dated:21.03.2023. 20. Divisional Engineer (Highway) Erode proceedings Roc.No.2690/2009/JDO, Dated:04.01.2010. 21. District Fire & Rescue Services Department, Tiruppur District PP NOC No:10395/NOC/NMSB/2026, Dated:11.06.2026, Token No:395151. 22. Fees Paid Details 15.09.2026 and 18.09.2026.

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Order

With reference to the 1st Cited letter, the applicant.M/s. Erode Builder Educational Trust, Mr.C.K.Balasubramaniam (Treasurer), has requested for the Revised and Existing Additional Institutional Building in Tiruppur District, Kangayam Taluk, Palayakottai Village and Panchayat in S.F.Nos.3/1, 6/1, 6/2, 6/3, 6/4, 6/5, 9/1, 10/1, 10/2, 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7 & 12/1 with a Site Area of 248550 Sqm and FSI Area of 97546.02 Sqm has been already approved.

Now B- Pharmacy and Engineering lab building Revision and Addition to Already approved and Additional building approval of gym and dining building. Revised and Proposed additional FSI area 860.80 Sqm. Total already approved and proposed additional FSI area is 98406.82Sqm.

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 616 / 2026.

On the receipt of requisite charges vide reference 21 th cited above and has been issued Technical Clearance for the proposed additional Construction Of Institutional Building and numbered as BP/TCP(TD)No. 123 /2026.

The area statement for the Revised and additional Institutional Building is as below.

Total Area of the Site–248550.00 Sqm. (As per Patta).

Revision and additional Institutional building Area Details in Sqm

Sl. Nos.	Floor Name	FSI Area in Sqm			Non FSI / OTS Area in Sqm		Total Area in Sqm	
		Approved	Additional	Revised	Approved	Revised	Approved	Revised
B-Pharmacy Building								
1.	Ground Floor	1928.60	231.00	2159.60	205.80	374.30	2134.40	2533.90
2.	First Floor	1774.50	242.40	2016.90	205.80	241.50	1980.30	2258.40
3.	Second Floor	1774.50	242.40	2016.90	205.80	241.50	1980.30	2258.40
4.	Third Floor	1774.50	-303.20	1471.30	205.80	241.50	1980.30	1712.80
	Terrace Floor-	-	-	-	66.60	67.60	66.60	67.60
	Total	**7252.10**	**412.60**	**7664.70**	**889.80**	**1166.40**	**8141.90**	**8831.10**

ADDITIONAL BUILDING AREA DETAILS:- (ENGINERING LAB)

Sl. Nos.	FLOOR NAME	FSI AREA (SQM)		OTS / NON-FSI AREA (SQM)		TOTAL AREA (SQM)	
		Approved	Additional	Approved	Additional	Approved	Additional
1.	Ground Floor	495	93.50	-	-	495	93.50

Additional Buildings

Sl. No.	Floor	FSI Area in Sqm	Non FSI Area in Sqm	Total Buildup Area in Sqm
1.	GYM			
	Ground Floor	147.10	-	147.10
2.	Dining			
	Ground Floor	207.60	-	207.60

Already Approved FSI Area : 97546.02 Sqm

Additional FSI Area : 860.80 S qm

Total FSI Area : 98406. 82 Sqm

The Technical Concurrence issued with the following Compliance, Special and General Conditions: -

Compliance Conditions;

1. Environmental Clearance is to be obtained before issuing of building Permit by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024

Special Conditions;

1. The OSR -1 (A to G) 15690.20Sqm, OSR -2 (H to N) – 9462.80Sqm, Total OSR area: 25153.00Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Fire NOC cited in the reference 20th issued by District Fire & Rescue Services Department, Tiruppur District 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

8. 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 Revised and Existing Additional Institutional building. Solar photo voltaic panels to be erected at the 1/3rd 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 nU" 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 professional's details including quality auditor details at the place of construction.

Fees Paid Details:

Sl.No.	Charges	Already paid (Approval no 73/2021 Date: 10.03.2021)	Already paid(Approval no 89/2023 Date:12.10.2023)	Amount in Rupees 15.09.2026 & 18.09.2026
1.	As per G.O 76 Approval paid fees	F.S.I Area area 448185.60 Sq.ft On line ref no 20180040204092785 SB Collectreference no DU98731222 Rs 33,61,445.10/- Date: 04.09.2018.	Nil	Nil
2.	Scrutiny Fees	Nil	4,99,509/- 20.05.2023	3,81,656/- 06.05.2026
3.	Centage Charges for land	Nil	300/- 09.10.2023	300/- 15.09.2026
	Centage Charges for Building	Nil	10,000/- 09.10.2023	2,000/- 15.09.2026
4..	Infrastructure and Amenities charges	Nil	1,59,99,900/- 09.10.2023	2,47,950/- 15.09.2026
5.	Completion Certificates	Nil	6,13,761/- 09.10.2023	2744/- 15.09.2026
6.	Security Deposit	Nil	79,99,950/- 09.10.2023	1,23,975/- 15.09.2026
7	Display board charges	Nil	10,000/- 09.10.2023	1500/- 15.09.2026
8	Shelter charges	Nil	46,764/- 9.10.2023	33050./- 18.09.2026
9	Development Charges for Building	Nil	Nil	5,72,800/- 15.09.2026
10.	Development Charges for Land		Nil	7,45,800/- 15.09.2026

Assistant Director,
District Town and Country Planning Office,
Tiruppur District.

To
The Special Officer/ Block Development Officer(VP),
Palayakottai Panchayat,
Kangeyam Taluk,
Tiruppur District.

Copy To
M/s Erode Builder Educational Trust,
Mr. C.K.Balasubramaniam (Treasurer),
Sundarapuri,,Mullipuram Post,
Palayakottai , Kangeyam Taluk,
Tiruppur District 638 108

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

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/tools

Services we run for you
/services

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.