

PP

APPROVAL RECORD

Planning Permission

Karur

Karur 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 ASSISTANT DIRECTOR,
KARUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Thiru.P.VELMURUGAN,
Online Building Plan Application – Technical Clearance**

Application Number : SWP/BPA/007991/2023

Dated: 09.01.2024

Subject: School Building - District Town and Country planning Office – Karur District – Karur Taluk - Karur Corporation – L.N.S. Village – S.F.Nos.113A, 114 & 124/2 with an extent of site 12300.00 Sq.m – Revision & Additional Proposal of School building (Ground + 3 Floors) for FSI area of 3671.73 Sq.m – Technical Clearance issued - forwarded for further action - Reg.

- Reference:**
1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:482/2023.
 2. Applicant Thiru.R.Ramasamy, Online Application Reference No. SWP/BPA/007991/2023, Dated:19.08.2023.
 3. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
 4. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
 6. G.O.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.54, Housing and Urban Development Department, Dated: 12.03.2020
 9. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
 10. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
 11. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
 12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.

13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. Station Officer, Fire and Rescue Services department, Madurai Tallakulam Letter.No.262/V/2023 Dated: 17.03.2023 and No.46/2023 13.03.2021.
15. The Proceedings of the Assistant, Director of Town and country planning, Trichy District Roc No.1151/2019/TD-3, Dated, 31.07.2019.
16. Applicant Thiru.R.Ramasamy, Demand remittance letter, Dated: 02.01.2024.

Order:

In the reference to the 2nd Cited letter, the applicant Thiru.R.Ramasamy has requested for Revision & Additional Proposal of School building at Karur District, Karur Taluk, Karur Corporation, L.N.S. Village, S.F.Nos.113A, 114 & 124/2 with an extent of site 12300.00 Sq.m, Revision & Additional Proposal of School building (Ground + 3 Floors) for FSI area of 3671.73 Sq.m. proposed site and school building was already approved in reference 14th cited proceedings. The Assistant Director of Karur District Town and Country Planning has recommended the proposal with site inspection remarks. Based on the Assistant Director of Karur District Town and Country Planning recommendations, the applicant request has been accepted. The Technical Concurrence for the revision & additional proposed construction of school building area as follows;

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the Technical Clearance has been issued under section 47 & 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No.482/2023.**

Proposal Details

Area of Site – 12300.00sq.m.

Area Statment - Building details: School Building

S. No	Description	Existing Area		Proposed Area		Total Built UpArea
		FSI	Non FSI	FSI	Non FSI	
Block - 1						
	Ground Floor	1223.91	-	-	-	1223.91
	First Floor	1223.91	-	63.22	-	1287.13
	Second Floor	1223.91	-	63.22	-	1287.13
	Third Floor	-		1287.13		1287.13
	Head Room & Ramp	-	120.43	-	11.71	110.71
Block - 2						
	Ground Floor	-	-	1244.43	-	1244.43
	First Floor	-	-	1244.43	-	1244.43
	Second Floor	-	-	1244.43	-	1244.43
	Third Floor	-	-	1244.43	-	1244.43
	Head Room & Ramp	-		-	94.66	94.66
	Total	3671.73	120.43	6391.29	205.37	10268.39

FSI Area = Existing + Proposed

Total FSI Area - 3671.73 + 6391.29 = 10063.02 Sq.m

FSI = 0.818 % Provided

OSR = 1240.00 Sqm

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

Special condition:

1. As per TNCD & BR 2019 Rule No.41, the OSR reservation area of 1240.00 sqm has been marked as "1 to 4" in site plan and the space so reserved should be kept open.
2. Conditions stipulated in the No Objection certificates obtained from the Fire and Rescue Services department must be fulfilled.
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. Technical Clearance is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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 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.
8. 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.

Condition:

1. Solar water heating system to be provided to the proposed School 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. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
- 12.. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. The Applicant / developer and also the architects / 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.
14. Enforcement action Under section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by **The Commissioner, Karur Corporation**, if

the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

15. Government Registered Electrical Contractor must be employed for wiring works during construction.

16. This Technical Clearance issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

17. This Permit is furnished by virtue of power delegated by District Town and Country planning Office Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.

18. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

19. After the Technical Clearance issued by Assistant Director, District Town and Country planning, Karur District. i). If the details given by the applicant is found to be false (or) ii). If the applicant fails to follow the rules and Norms, the Assistant Director concern can cancel or revise the Technical Clearance issued

The applicant remitted the required fees given below for the Revision & Additional Proposal of School building

Fees Paid Details

Sl.No	Charges	Amount paid (in Rupees)
1	Scrutiny Fees	38150
2	OSRA Fees	Not applicable
3	Premium FSI Charges	Not applicable
4	Development Charges For Building	82400.00
5	Development Charges For Land	49200.00
6	Centage Charge For Land	6000.00
7	Centage Charge For Building	20000.00
8	Infrastructure and Amenities charges	1240800.00

9	CC charges	110859.00
10	Security Deposit Charges	620400.00
11	Display Board Charges	1500.00
12	Shelter Charges	473000.00

To:

The Commissioner,,
Karur Corporation,
Karur – 639001.

Copy to:

Thiru. R.Ramasamy,
1/128-9, Ram Nagar North,
Andankovil East Village,
Manmangalam
Karur - 639002.



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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Property Tracker

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

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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

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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

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Escrow, negotiation and NRI property management

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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.

