

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.

TOWN AND COUNTRY PLANNING DEPARTMENT, KARUR DISTRICT.

From

Thiru.P.Velmurugan B.E.
Asistant Director
District Town and Country Planning Office,
No. 9, First Floor, Lakshmipuram North Street,
Karur Town, Karur District-639001.
Telephone No-04324-260625
ad.karur.dist@gmail.com

To

The President,
Melapalayam Village /Panchayat,
Karur Taluk,
Karur District.

OnlineApplicationNo.SWP/BPA/008621/2023

Date: . 08.2023

Sir,

Sub: Industrial Building - District Town and Country Planing office - Karur District - Karur Taluk - Thanthoni Panchayat union - Melapalayam Panchayat /Village - Proposed construction of an Industrial Building 245 HP (Steel Rebar Manufacturing Industry - Orange category) in the land bearing S.F.Nos:702/2, 703/1, 704/1, 705/1, 705/2A, 705/3A, 705/4A, 708/2A, 708/3A, 722/3B, 722/4, 722/5A, 722/7A, 723/3B, 723/4B, 723/5B, 723/6B, 723/7, 723/8A, 723/9A, 723/10, 724/3B, 724/4B, 724/5B, 724/6 and 724/7 - Extent- 11637.00Sqm – Technical /Concurrence – issued - Regarding.

Ref:

1. Applicants Thiru.C.Basker and B.Malathi Online Application No.**SWP/BPA/008621/2023**, Dated:31.03.2023.
2. G.O.No.86, Housing and Urban Development Department, Dated 28.03.2012.
3. G.O No.18, Department of Municipal Administration and Water Supply Dated: 04.02.2019 and G.O No.16, Department of Municipal Administration and Water Supply Dated :31.01.2020 .
4. G.O No.138, Housing and Urban Development Department, Dated: 04.06.2004
5. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 ,Dated: 05.02.2020.
6. G.O No:79, Housing and Urban Development Department, Dated :04.05.2017 .
7. District Officer, Karur, Fire and Rescue Services letter O.MU . No 1556/E 1/2023,Dated :05.05.2023.
8. Joint Director, Agriculture Department, Karur, RocNo. 1/218/2023, Dated :10.01.2023.

9. Demand payment Request letter Dated :18.08.2023
10. Applicant C.Basker and B.Malathi, Demand Remittance letter Dated :18.08.2023.
11. Director Of Town and Country Planning, Chennai, Circular Roc No.7963/2022/K1, Dated :23.04.2022 ,11.04.2023.
12. G.O.No:01, Housing and Urban Development Department, Dated :05.01.2021.

ORDER:

An application seeking Concurrence for the Proposed construction of an Industrial Building 245 HP (Steel Rebar Manufacturing Industry - Orange category) in the land bearing S.F.Nos:702/2, 703/1, 704/1, 705/1, 705/2A, 705/3A, 705/4A, 708/2A, 708/3A, 722/3B, 722/4, 722/5A, 722/7A, 723/3B, 723/4B, 723/5B, 723/6B, 723/7, 723/8A, 723/9A, 723/10, 724/3B, 724/4B, 724/5B, 724/6 and 724/7 at Melapalayam Village / Panchayat, of Thanthoni Panchayat union, Karur Taluk at Karur District, was received through online portal of this department vide reference first cited above and processed duly following the parameters and procedure laid down in the TamilNadu Combined Development Building Rules, 2019 and the building parameters were observed / assessed as detailed below;

AREA OF THE SITE (01.16.37 HEC) –11637.00 SQ.MT

SL.NO	Block Name	FSI (Sq.m)	Non-FSI (Sq.m)
1	AREA OF FACTORY	3321.00	--
Total Area- 3321.00(Sq.m)			

$$\begin{aligned}\text{FLOOR SPACE INDEX (FSI)} &= 3321.00/11637.00 \\ &= 0.28 < 1.5 (\text{Permissible})\end{aligned}$$

OPEN SPACE RESERVATION (PARK) = 1168.86 SQ.MT (10.04%) Area is Earmarked

Concurrence for the Proposed construction of an Industrial Building 245 HP (Steel Rebar Manufacturing Industry - Orange category) is hereby conveyed by earmarking the site as “**A1 to A25**” and assigning the site Approval number as “**SWP/DTCP/KARUR/Site Approval No. 180/2023**” and building approval number as “**SWP/KARUR/DTCP/BP Approval No.22/2023**” with the following conditions and special conditions.

Special Conditions:

1. The space for OSR earmarked in the plan shall be retained as per the approval granted.

2. The conditions stipulated in the NOC,s obtained from the State and Central Government shall be strictly adhered.
3. Planning Permission/Technical clearance/Concurrence is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning, Act 1971 and its subsequent amendments and the rules made there under and does not cover the structural stability aspects including the safety during the constructions which are covered under the building rules under the Local bodies Act. It shall be the responsibility of the applicant/Developer/Registered professionals to ensure the adequacy of the structures and safety measures during the process of construction.
4. The applicant should obtain necessary consent from the Tamil Nadu Pollution Control Board under section 25 of the Water act 1974 for the sewage discharge.
5. This office has not legally certified the title to the ownership by granting Planning Permission/Technical clearance/Concurrence. Only the entitlement to develop the land by the applicant alone is verified through the documents uploaded in for the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer /seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
6. If the site is situated in an area other than planning area, the local authority shall also collect the scrutiny fee of Rs.1000 per plot and 3% of the market value of land as land use conversion charges before issuing the final approval as per the Government order G.O No. 79, Housing and Urban Development Department,dated : 04-05-2017.
7. Local Body should issue the Final Approval after demolishing the existing building earmarked in the site plan.

Conditions:

1. Solar Water Heating system and solar photo voltaic panels shall be installed as earmarked in the plan and as prescribed in Rule 44 of TNCDBR-2019.
2. Vehicle Parking stalls shall be properly earmarked in the site and be utilised for the purpose for which earmarked in the plan.
3. The open spaces shall be retained as earmarked in the plan.
4. No changes in the building for which concurrence conveyed shall be made without the permission of this department.
5. The rain water harvesting system shown in the plan shall be properly installed / constructed and implemented as stipulated in Annexure XXII of TNCDBR-2019.
6. Mosquito's nets for the Wells and Over head tanks shall be installed.
7. Fire fighting equipment shall be installed in the appropriated places as prescribed by the Fire and Rescue Services Department.

8. The Sewerage requirements shall be complied as stipulated in Rule 54 of TNCDDBR-2019.
9. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.
10. Copy of approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mm X 600mm.

The Payment of charges shall be made under the following Head of Account:

0217 Urban Development
60 other urban development schemes
800 other receipts
AS receipts under land use conversion charges
227 Non taxation fees
09 collections (IFHRMS CODE:0217-60-800-AS 22709)

The Fees / Charges collected from the applicant are as follows:

- i) Scrutiny fees Rs.6763/, Dated: 31.03.2023 and offline Payment Rs.21000/ ,Dated:09.06.2023
- ii) Centage charges for land – Rs.600/-, Dated: 18.08.2023
- iii) Centage charges for building –Rs. 2000/-, Dated: 18.08.2023
- iv) Infrastructure and Basic Amenities Charges – Rs.626040/-, Dated: 18.08.2023
- v) Display board charges- Rs.1500/-, Dated: 18.08.2023
- vi) Shelter Chargers - Rs.6524/-,Dated:18.08.2023

Hence, the proceedings of the Concurrence along with drawings are forwarded herewith. The local authority shall accord permission/approval after collecting requisite fees / charges as applicable and the copy of the approval issued to the applicant shall be forwarded to this office through e-mail id: ad.karur.dist@gmail.com for record. Assistant Director, District Town and Country Planning Office, Karur.

Copy to:

- 1.Mr.C BASKER AND Mrs.B MALATHI
NO:2, Chinnandan kovil Road ,
Karur District .
- 2) The Block Development officer,
Thanthoni Panchayat Union ,
Karur District.

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](#)



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

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

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

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
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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

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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+91 9996 12 9996

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.

