

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/MEMBER SECRETARY
KAKITHAPURAM NEW TOWN DEVELOPMENT AUTHORITY
KARUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thiru.P.Velmurugan B.E,

Online Building Plan Application – Planning Permission

Online Application Number : SWP/BPA/018340/2023

Dated:08.01.2024

Subject: NHRB – Shool Building - Building - District Town and Country Planning office – KNTDA - Karur District - Existing constructed of School building (Ground + 1 floors) in the land bearing S.F.No: 105/1, 2A, 3A & 105 / 4A (Extent-21586.00 Sqm)- at Punnam Village and village Panchayat of K.Paramathi Panchyayat Union - Pugalur Taluk at Karur District - Planning permission issued - forwarded for further action - Reg.

- Reference:
1. Applicant M/s LION'S CLUB OF KARUR HOST CHARITABLE TRUST Online Application No. SWP/BPA/018340/2023, Dated: 10.09.2023
 2. G.O.86, Housing and Urban Development Department, dated 28.03.2012
 3. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020
 4. G.O.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. District Officer, Karur, Fire and Rescue Services letter. ந.க.எண்.437/V/2019இ த.இ.சா.எண்.70/2019, Dated 19.07.2019.
 7. Demand payment Request letter dated :28.12.2023
 - 8.. Applicant M/s LION'S CLUB OF KARUR HOST CHARITABLE TRUST, Demand Remittance letter dated 02.01.2024
 9. Director Of Town and Country Planning, Chennai, Circular Roc no.7963/2022/K1, Dated: 23.04.2022, 11.04.2023

10. G.O.01, Housing and Urban Development Department, dated 05.01.2021
11. Circular from the Director of Town and Country Planning, Chennai Roc no.9611/2023/TCP5, dated: 25.04.2023

Order:

An application seeking Technical Clearance for Existing constructed of School building (Ground + 1 floors) in the land bearing S.F.No: 105/1, 2A, 3A & 105 / 4A (Extent-21586.00 Sqm)- at Punnam Village and village Panchayat of K.Paramathi Panchayat Union - Pugalur 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

SL No.	FLOOR NAME	FSI AREA(sqm)	NON FSI AREA(sqm)	Total area
1	Ground Floor Area	1207.18	-	1207.18
	First Floor Area	1150.36	-	1150.36
	Head room area	-	106.26	106.26
	Security room	-	6.25	6.25
	Total area	2357.54	112.51	2470.05

Site area(As per patta area) : 21586.00 sqm
 Total Built up Area : 2470.05 sq.m
 FSI Area : 2357.54 sqm
 FSI(Floor Space Index) : $2357.54 / 21586.00 = 0.109$
 $= 0.109 < 2.00$

Open Space Reservation : 1259.23 sq.m

Technical Clearance for the Existing constructed of School building (Ground + 1 floors) in the land bearing S.F.No: 105/1, 2A, 3A & 105 / 4A, (Extent-21586.00 Sqm) earmarking the site as “**ABCDEFGF**” and assigning the site approval number as “**SWP/DTCP/KNTDA/Site approval No. 01/2024**” and building approval number as “**SWP/ KNTDA / DTCP/ BP approval No. 01/2024**” with the validity from **08.01.2024 to 07.01.2032** And the following conditions and special conditions.

Special condition:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Planning Permission 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.
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.
6. 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 Hotel 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 WaterSupply,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 President, 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 planning permission 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 KNTDA Local Planning Authority 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 Planning Permission issued by Member Secretary - KNTDA. 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 Member Secretary concern can cancel or revise the planning permission issued

The applicant remitted the required fees given below for the proposed Construction of NHSB- School Building .

Fees Paid Details

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

- i) Scrutiny fees Rs 37222 /-Dated: 10.09.2023.
- ii) Centage charges for land – Rs 2000 /-, Dated:02.01.2024.
- iii) Centage charges for building –Rs. 10000 /- Dated:02.01.2024.
- iv)Infrastructure and Basic Amenities Charges Rs 443680 /-Dated:02.01.2024.
- v) Display board charges- Rs. 1500/-, Dated:02.01.2024.
- vi) CCC / CC charges – 28000 /-,Dated:02.01.2024.
- vii) Development Charges for Building - Rs 26000 /-, Dated:02.01.2024.
- viii) Development Charges for Land - Rs 109000 /-, Dated:02.01.2024.
- ix) Security deposit charges- Rs. 222000/-, Dated:02.01.2024

Member secretary
Kakithapuram New Town Development Authority,
Karur District

To:

The President,
Punnam Village Panchayat,
Pugalur Taluk,
Karur District

Copy to:

- 1) M/s LION'S CLUB OF KARUR HOST CHARITABLE TRUST,
D.NO:7/271, VASAVI NAGAR,
LNS VILLAGE ,Karur District– 639001

- 2) The Block Development officer With a request to forward the Technical
K.Paramathi Panchayat Union , Clearance to the local body for its
Karur District. Action..

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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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
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Services we run
for you
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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

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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.

