

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

line Building Plan Application – Planning Permission issued

Number: SWP/BPA/061285/2023,

Date: 06.05.2024

Subject: Hospital Building – Directorate of Town and Country Planning, Chennai – Karur District - KNTDA- Pugalur Taluk & Municipality – Punjai Pugalur North Village - S.F.No: 147/1,148/A1A2A, 149/A1A2 & 150/B1A with site extent of 5141.00 Sqm, proposed construction of Hospital Building – Planning Permission issued – forwarded for further action – Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:142/2024. Dated:16.03.2024
2. Thiru S.SELLAPPAN, Online Application Reference No. SWP/BPA/061285/2023, Dated: 18.11.2023.
3. G.O (Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O (Ms).No.133, Housing and Urban Development Department, Dated: 28.10.2015.
5. G.O(Ms).No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.(Ms)No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 & G.O.(Ms)16 Municipal Administration and Water Supply Department, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. G.O.(Ms)No.79, Housing and Urban Development Department, Dated: 04.05.2017
10. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Commissioner of Town and Country Planning, Chennai (circular).
11. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Commissioner of Town and Country Planning, Chennai (circular)
12. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)

13. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
14. District Officer, Karur District, Fire & Rescue Service Department Roc.No.5716/1/2023, Dated.15.11.2023.
15. Applicant Thiru S.SELLAPPAN Demand Remittance Letter, Date:30.03.2024.
16. KNTDA (Rectification regards) Resolution No: 10 ,Dated: 09.08.2023.(Rectification date 29.04.2024).

ORDER:

With reference to the 2nd cited letter, the applicant has requested for the approval of Proposed construction of Hospital Building at Karur District, Pugalur Taluk & Municipality, Punjai Pugalur North Village, S.F.No: 147/1, 148/A1A2A, 149/A1A2 & 150/B1A with site extent of 5141.00 Sqm, FSI Area is 4799.77 Sq.m, The Assistant Director of Karur District Town and Country Planning Office has recommended the proposal with site inspection remarks.

Based on the Assistant Director of Karur District Town and Country Planning Office recommendations, the applicant request has been accepted, the site has been boundaried as "A to P" and site approval is issued and the Technical Concurrence for the Proposed construction of Hospital Building of Block – 1 (G+3 Floor) and Block -2 (Ground Floor) of built up area as follows;

Proposed Details:

Area of Site- 5141.00 Sq.m

Area Statement

Building details (Multi Speciality Hospital Building)

Description	FSI Area		Non FSI Area	Total Buildup area
	Hospital	Dining & Genset		
Block-1				
Ground Floor	1183.75	-	-	1183.75
First Floor	1160.34	-	-	1160.34
Second Floor	1038.08	-	-	1038.08
Third Floor	1038.08	-	-	1038.08
Terrace Floor	-	-	248.33	248.33
TOTAL AREA	4420.75	-	248.33	4668.58
Block- 2				
Ground Floor	-	371.99	-	371.99
TOTAL AREA	4420.75	371.99	248.33	5040.57

Total FSI area- 4792.24 Sq.m

FSI – 0.933

OSR – 10% OSR Guideline value Amount Collected.

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.142/2023**.

And as per Section 49 of Town and Country Planning Act 1971, Planning Permission No: 4/2024 and Duration of Permission from 06.5.2024 to 07.05.2032 (8 Years) has been accorded with the following special condition: -

Special Conditions:-

1. As per this office Circular Roc.No.4367/2019/BA2,Dated.05.02.2020 10% OSR Area should be calculated and collected.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
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, Patta, gift deed & Power of Attorney, 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. As per TNCDBR-2019, Annexure – XX permission to be obtained from concerned Executive Authority before operation of Swimming pool.

General Conditions:

1. Solar water heating system to be provided to the proposed Hospital 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. The Open Space shown in the drawing should be left as it is.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 & 31.01.2020.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. As per GO. No. 341, MAWS Department dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O.(Ms) No. 18, Municipal Administration and Water Supply Department, 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.
12. 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 concerned can cancel or revise the Technical Clearance issued.

The applicant remitted the required fees given below for the Proposal of Multi Speciality Hospital building

FEES PAID DETAILS:

S.No	Charges	Amount Paid (in Rupees)	Date
1.	Scrutiny Fees	Rs.18475.00	21.11.2023
2.	OSRA Fees	Rs.1670825.00	25.03.2024
3.	Premium FSI Charges	Not Applicable	-
4.	Development Charges For Building	Rs.51000.00	30.03.2024
5.	Development Charges For Land	Rs.26000.00	30.03.2024
6.	Centage Charge For Land	Rs.3000.00	30.03.2024
7.	Centage Charge For Building	Rs.24000.00	30.03.2024
8.	Infrastructure and Amenities Charges	Rs.902400.00	30.03.2024
9.	CC charges	Rs.56000.00	30.03.2024
10.	Security Deposit Charges	Rs.453000.00	30.03.2024
11.	Display Board Charges	Rs.10000.00	30.03.2024
12.	Shelter Charges	Rs.72000.00	30.03.2024

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

To:

The Commissioner,
Pugalur Municipality,
Karur-639001.

Copy to:

S.SELLAPPAN
New No:174/1,(Old No:H-29-A),
Cauvery Nagar,Trichy Road,
Namakkal-637001.

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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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

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

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Legal opinions, due diligence and title verification

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