

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/ 090991/2023,
Dated:10.02.2025

Subject: Industrial Building – District Town and Country planning Office –
Karur District - Manmangalam Taluk, Athur Village, S.F.No: 497/12,
499/1, 2,3, 4, 5, 6, 7, 8, 9, 10, 11, 500/1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
501/ 1,2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 502/A1, A2, A3, A4,
A5,A6, A7, 502/B1, B2, B3, B4, B5, & 503 and
Manmangalamvillage,S.No.760/1,3 & 5 - Site area of
135842.00Sq.m (As perPatta) - FSI area of 31463.91Sq.m- Technical
Concurrence issued - forwarded for further action - Reg.

- Reference:**
1. Applicant M/s.Shobikaa Impex Private Limited Online Application Reference No:SWP/BPA/090991/2023, Dated: 28.12.2023..
 2. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:20/2025 . Dated : 09.01.2025.
 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. Join Director, Agriculture Department, Karur District, Dry Land Noc K.Dis.No: C1/8321/2023, Dated:30.10.2023
14. District Fire & Rescue Services Department, Karur District Fire Noc K.Dis No.1238/C1/2024, Dated:06.03.2024.
15. G.O.79 Housing and Urban Development Department, dated: 04.05.2017
16. Demand payment Request letter dated :20.01.2025.
17. Memorandum of understanding between Guidance Government of TamilNadu and M/s.Shobhikaa Impex Pvt Ltd, made on 08.01.2024.
18. Ministry of Environment ,Forest and Climate Change Notification S.O 523(E) Date 29.01.2025
19. Applicant Applicant M/s.Shobikaa Impex Private Limited,Demand remittance letter, Dated: 01.02.2025.

Order:

With reference to the 1st Cited letter, applicant has requested for the approval of Industrial Building – Karur District - Manmangalam Taluk, Athur Village, S.F.No: 497/12, 499/1, 2,3, 4, 5, 6, 7, 8, 9, 10, 11, 500/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 501/ 1,2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 502/A1, A2, A3, A4, A5,A6,A7,502/B1,B2,B3, B4, B5, & 503 and Manmangalamvillage,S.No.760/1,3 & 5 - Site area of135842.00Sq.m (As per Patta) - FSI area of 31463.91Sq.m. The applicant request has been accepted.

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:20/ 2025

The area statement for the Proposed Industrial Building is as below.

Proposal Details

Area of Site-135842.00Sq.m

Area Statement

Industrial Building

S.No	Description	FSI Area (Sq.m)	Non FSI Area(Sq.m)	Total Built up Area (Sq.m)
1	Block-1			
	Ground Floor	2972.66	-	2972.66
2	Block-2			
	Ground Floor	2972.66	-	2972.66
3	Block-3			
	Ground Floor	2972.66	-	2972.66
4	Block-4			
	Ground Floor	2972.66	-	2972.66
5	Block-5			
	Ground Floor	2972.66	-	2972.66
6	Block-6			
	Ground Floor	2972.66	-	2972.66
7	Block-7			
	Ground Floor	2972.66	-	2972.66
8	Block-8			
	Ground Floor	2972.66	-	2972.66
9	Block-9			
	Ground Floor	2972.66	-	2972.66
10	Block-10			
	Ground Floor	2972.66	-	2972.66
11	Block-11			
	Ground Floor	1737.31	-	1737.31
	Total	31463.91		31463.91

FSI Area = 31463.91

OSR Area-13982.45Sq.m (10.29%)

. The Technical Concurrence the Proposed Industrial Building Karur District - Manmangalam Taluk, Athur Village, S.F.No: 497/12, 499/1, 2,3, 4, 5, 6, 7, 8, 9, 10, 11, 500/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 501/ 1,2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 502/A1, A2, A3, A4, A5,A6, A7, 502/B1, B2, B3, B4, B5, & 503 and Manmangalamvillage,S.No.760/1,3 & 5 - Site area of135842.00Sq.m (As per Patta) - FSI area of 31463.91Sq.m earmarking the site as "A to S" and assigning the site approval numberd as "LP/DTCP(K.D) No. 21/2025" with the following General and Special Conditions:

Special condition:

1. The boundary of the OSR has been marked as 1 to 12 having an OSR area of 13982.456Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No.41(1)(i)
2. Conditions stipulated in the Noc cited in the reference 12th issued by District Fire officer, Karur District, Tamil Nadu Fire and Rescue Services Department is to be 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 to operate 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. 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.

General 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. The vacant 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 Department of Municipal Administration and Water Supply, 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 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. 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.

12. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.
- 13.. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. 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.
15. Enforcement action Under section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by The Special Officer / BDO(VP) Athur Poolampalayam & Manmangalam Village Panchayat, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.
17. This Technical Clearance issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
18. 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.
19. 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.
20. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account: 0217 Urban Development - 60 other Urban Development Schemes - 800 other Receipts - AS Receipts under Land Use Conversion Charges - 27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

21. 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 Proposed Industrial Building

Fees Paid Details

Sl.No	Charges	Amount paid (in Rupees)	Date
1	Scrutiny Fees	270140	28.12.2023
2	OSRA Fees	Not applicable	---
3	Premium FSI Charges	Not applicable	---
4	Development Charges For Building	320000.00	01.02.2025
5	Development Charges For Land	680000.00	01.02.2025
6	Centage Charge For Building	6000.00	01.02.2025
7	Centage Charge For Land	20000.00	01.02.2025
8	Infrastructure and Amenities charges	5916360	01.02.2025
9	CC charges	Not applicable	---
10	Security Deposit Charges	Not applicable	---
11	Display Board Charges	1500.00	01.02.2025
12	Shelter Charges	52000.00	01.02.2025

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

To:

The Special Officer / BDO(VP),
Athur Poolampalayam & Manmangalam Village Panchayat,
Karur Panchayat Union
Pugalur Taluk,
Karur – 639002.

Copy to: M/s. Shobikaa Impex Private Limited,
No: 34, Sannathi street,
Vennaimalai post,
Manmangalam Taluk,
Karur District-639006

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

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
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



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
hello@verified.realestate
+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.

