

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 OF
KARURDISTRICT TOWNAND COUNTRYPLANNING OFFICE**

PRESENT: Thiru.P.Velmurugan B.E,

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/0238757/2024

Dated:10.01.2025



: HRB – Government Hospital Building - Assistant Director of Town and Country Planning – Karur District – Kulithalai Taluk, Kulithalai Municipality - Vaikanallur North Village in T.S.No.39, Block No.5, Ward-C (Old S.F.No.44/6B) with a Total Site Extent of 19400.00Sq.m – Proposed FSI Area : 10106.30 Sq.m - Technical Clearance issued - forwarded for further action – Reg.

- Reference :**
1. Director of Town and Country Planning, Technical Clearance No. B.P/DTCP No: 566/2024, Dated 05.12.2024
 2. Applicant The Chief Medical Officer, Government District Head Quarters Hospital, Kulithalai, Online Application Reference No.SWP/BPA/0238757/ 2024, Dated: 27.05.2024.
 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 31.01.202
 4. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.18255/C1/2023, Dated: 12.04.2024, PP NOC No.55/2024.
 5. G.O.(Ms)No.167,Housing and Urban Development (UD5(1)) Department dated:12.09.2022.
 6. HRB Meeting held on 30.09.2024, Subject No.03.

Order:

With reference to the 2nd Cited letter, the applicants The Chief Medical Officer, Government District Head Quarters Hospital, Kulithalai, has requested for the Proposed Construction of Government Hospital Building in Karur District, Kulithalai Taluk, Kulithalai Municipality - Vaikanallur North Village in T.S.No.39, Block No.5, Ward-C (Old S.F.No.44/6B) with a Total Site Extent of 19400.00Sq.m – Proposed FSI Area : 10106.30 Sq.m.

With reference to the 6th Cited the above HRB Hospital proposal was placed in High Rise Building Panel meeting held on 30.09.2024.The subject was discussed and suggestions of High Rise Building panel were obtained.

The Assistant Director of Karur District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director of Karur District Town and Country Planning recommendations, the applicant request has been accepted.

The Technical clearance is issued under section 49 and 58 of Town and Country Planning Act, 1971, clearance under rule 6 (4) TNCD&BR-2019 and as per the G.O cited in the reference 6 for the above proposal and numbered as **B.P/DTCP No: 566/2024**.

The area statement for the Proposed High Rise Hospital building is as below.
Total Area of the Site - 19400.00 sq.m. High Rise

Hospital Building Area details in Sq.m

Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Deduction Sq.m	Total Builtup Sq.m
Block-1-Hospital(Proposed Building)				
Ground Floor	2167.01	-	-	2167.01
First Floor	1949.61	-	-	1949.61
Second Floor	1949.61	-	-	1949.61
Third Floor	1949.61	-	-	1949.61
Fourth Floor	1949.61	-	-	1949.61
Terrace Floor	-	286.47	-	286.47
Total	9965.45	286.47	-	10251.92
Block-2- Modern Kitchen (Proposed Building)				
Ground Floor	140.85	-	-	140.85
Total	10106.30	286.47	-	10392.77

Proposed FSI Area - 10106.30sqm.

FSI Area of Technical clearance not considered (Block A to M)-

5146.80sqm. Total FSI Area- 15253.10sqm.

Technical Clearance for the Proposed Construction of Government Hospital Building in Karur District, Kulithalai Taluk, Kulithalai Municipality - Vaikanallur North Village in T.S.No.39, Block No.5, Ward-C (Old S.F.No.44/6B) with a Total Site Extent of 19400.00Sq.m – Proposed FSI Area : 10106.30 Sq.m earmarking the site as “**A to O**” and assigning the site approval numberd as “**LP/DTCP(K.D) No. 06/2025**” with the following conditions and special condition.

Special Conditions:

1. OSR (earmarked as 1 to 5) area 1947.51Sqm shown in the site plan should be retained as Open Space Reservation as per TNCD&BR, 2019. As per the rule no. 41(5) of TNCD&BR-2019. Government department shall obtain permission from the local body and may be maintained OSR (earmarked as 1 to 5) area 1947.51Sqm shown in the site plan should be retained as Open Space Reservation as per TNCD&BR, 2019. As per the rule no. 41(5) of TNCD&BR-2019. Government department shall obtain permission from the local body and may be maintained.
2. Conditions stipulated in the Noc cited in the reference 4th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Proposal was submitted by The Chief Medical Officer, Government hospital and Structural design and drawings are prepared by PWD. Hence Structural design report is to be certified by the authorized signatory of the PWD Engineer prepared the design and drawings and to be submitted before issue of Planning Permission from the District Town and Country Planning Office, Karur.
4. For existing Non-High Rise Building blocks A to M shown in the site plan planning clearance is not considered. Hence structural soundness and stability is to be ensured by the authorized signatory of PWD Engineers.
5. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital Buildings shall be followed scrupulously.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. 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.

9. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. 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.
11. 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.

Conditions:

1. 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.
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 professional's details including quality auditor details at the place of construction.

As per the TNCDBR 2019 – Rule No: 6(5) the Government departments are Exempted from the payment of Infrastructure and Amenities Charges or other fees or Charges

Assistant Director,
District town and country planning office,
Karur District.

To:

The Commissioner,
Kulithalai Municipality,
Karur – 639104.

Copy to:

The Chief Medical Officer,
Government District Head Quarters Hospital,
Kulithalai, Karur-639104.

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

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
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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

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.

