

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
KARUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

PRESENT: Thiru.P.Velmurugan B.E,

Online Building Plan Application – Planning Permission



Application Number : SWP/BPA/376214/2024

Dated: 08.01.2025.

Subject : NHRB – Proposed Construction Residential Apartment Building - Assistant Director of Town and Country Planning – Karur District – Karur Local Planning Area - Karur City Municipal Corporation - Karur Taluk – Thoranakkalpatti Village – S.F.Nos: 423/A2 - Extent of 868.00 Sq.mt Stilt + Four Floors of FSI Area 1701.92 Sq.mt - Technical Clearance issued - forwarded for further action – Reg.

Reference :

1. Applicant Mr.Shanmugam and others, Coimbatore, Online Application No. SWP/BPA/ 376214/2024 , Dated: 18.10.2024.
2. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
3. G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. 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.
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
6. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
7. Demand payment Request letter dated : 30.12.2024.
8. Applicant Mr.Shanmugam and others, Coimbatore , Demand Remittance letter dated : 02.01.2025.
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:

Online application seeking Technical Clearance for Proposed Residential Apartment Building in S.F.No: 423/A2 of Extent : 868.00 Sqm - at Thoranakkalpatti Village, Karur City Municipal Corporation, Karur Taluk, 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 Tamil Nadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below:

PROPOSED BUILTUP AREA

SL No.	FLOOR NAME	FSI Area (Sq.m)	NON FSI Area (sq.m)	Total area (sq.m)
1	Stilt Floor (Parking)	---	446.59	446.59
	First Floor (Residential)	425.48	---	425.48
	Second Floor (Residential)	425.48	---	425.48
	Third Floor (Residential)	425.48	---	425.48
	Fourth Floor (Residential)	425.48	---	425.48
	Terrace Floor	---	45.03	25.86
	TOTAL AREA	1701.92	491.62	2193.54

Site area(As per patta) : 868.00 sqm
 Total Built up Area : 2193.54 sq.m
 FSI Area : 1701.92 sqm
 FSI(Floor Space Index) : $1701.92/868.00 = 1.961$
 $1.961 < 2.0$
 Plot Coverage : $446.59/868.00 = 51.45 \%$

Technical Clearance for the Revised & Proposed Additional Residential Apartment Building in S.F.No: 423/A2 of Extent : 868.00 Sqm - at Thoranakkalpatti Village, Karur City Municipal Corporation, Karur Taluk, Karur District, earmarking the site as "A to D" and assigning the site approval number as "LP/DTCP(K.D) No. 04/2025" and building approval number as "BP/DTCP(K.D) No.02/2025" with the following conditions and special condition.

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. The conditions stipulated in the NOC,s obtained from the State and Central Government shall be strictly adhered
4. 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.
5. 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.
6. 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 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

Conditions:

1. Solar Water Heating system and solar photo voltaic panels shall be installed as earmarked in the plan and as prescribed in GO. Ms. No.17 Housing and Urban Development Department dated 05-02-2016.
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. He rain water harvesting system shown in the plan shall be properly installed/constructed and implemented as stipulated in GO Ms. No. 18 and 16 of Municipal Administration and Water Supply Department dated 04-02- 2019 &31-01-2020 respectively.
6. The waste water and effluents derived from the industry should be properly disposed duly following the guidelines issued by the Tamil Nadu Pollution Control Board/ Central Pollution Control Board as the case may be.

7. Mosquito's nets for the Wells and Over head tanks shall be installed.
8. Fire fighting equipment shall be installed in the appropriated places as prescribed by the Fire and Rescue Services Department.
9. The Prescribed taps shall be installed in the septic tanks as prescribed in the GO Ms. No. 341 of Municipal Administration and Water Supply Department dated 03-11-2004.
10. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.
11. Copy of approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mmx600mm.

The applicant remitted the required fees given below for the Proposed Construction Residential Apartment.

Fees Paid Detail

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

- i) Scrutiny fees Rs. 5,690.00/-Dated: 18.10.2024
- ii) OSR fees Rs. 6,07,600.00/- Dated : 28.12.2024
- iii) Centage charges for land – Rs. 1,000.00 /- Dated: 02.01.2025.
- iv) Centage charges for building – Rs. 10,000.00 /- Dated: 02.01.2025..
- v) Display Board Charges - Rs. 1,500.00/- Dated: 02.01.2025..
- vi) Security Deposit Charges - Rs. 1,61,000.00/- Dated: 02.01.2025.
- vii) CCC & CC Charges - Rs. 25,000.00/- Dated: 02.01.2025.
- viii) Development Charge, for land Rs. 3,000.00/- Dated: 02.01.2025.
- ix) Development Charge, for Building Rs. 12,000.00/- Dated: 02.01.2025.
- x) Infrastructure and Basic Amenities Charges Rs . 3,19,976.00/- Dated: 02.01.2025.

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

To:

The Commissioner,
Karur City Municipal Corporation, Karur -639002.

Copy to:

Mr. Shanmugam and others,
No. 3/40, North Street, Devarayapuram,
Coimbatore - 641109.

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
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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
hello@verified.realestate
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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.

