

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/429417/2024

Dated: 21.02.2025



: NHRB – Proposed Construction of ‘A’ Class Bus Stand - Assistant Director of Town and Country Planning – Karur District – Karur Local Planning Area - Karur Taluk, Karur City Municipal Corporation in T.S.Nos.223/3, 223/4, 229, 230/2, Block No.05, Ward No.03 with a Total Site Extent of 17101.50 Sq.m – Proposed FSI Area : 1387.14 Sq.m - Technical Concurrence issued - forwarded for further action – Reg.

- Reference :**
1. Applicant The Commissioner, Karur City Municipal Corporation, Online Application No. SWP/BPA/429417/2024, Dated: 31.12.2024.
 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. District Officer, Karur, Fire and Rescue Services letter. ஆணை எண்.250(3)மூ.மூ.எண்.374/இ1/2025, Dated : 24.01.2025.
 8. Demand payment Request letter, Dated: 18.02.2025.
 9. Applicant The Commissioner, Karur City Municipal Corporation, Demand Remittance letter dated :20.02.2025.
 10. Director Of Town and Country Planning, Chennai, Circular Roc no. 7963/2022/K1, Dated:23.04.2022,11.04.2023
 11. G.O.01, Housing and Urban Development Department, dated. 05.01.2021
 12. Circular from the Director of Town and Country Planning, Chennai Rocno.9611/2023/TCP5, dated:25.04.2023.
 13. Director of Municipal Administration and Water Supply Department, Chennai-28, Proceeding Roc No. 34832/2023/MA1, Dated:05.03.2024.

Order:

Online application seeking Technical Concurrence for Proposed Construction of 'A' Class Bus Stand in T.S.Nos.223/3, 223/4, 229, 230/2, Block No.05, Ward No.03 of Extent : 17101.50 Sqm - at 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	Block -1 (Shops) G.F	792.99	---	792.99
2	Block -2 (Shops) G.F	452.90	---	452.90
	Block -2 (Shops) F.F	171.25	---	171.25
	TOTAL AREA	1387.14	---	1387.14

Site Area (As per FMB/PLR) : 17101.50 Sqm
 As per Site Condition : 17267.49 Sqm
 Total Built up Area : 1387.14 Sq.m
 FSI Area : 1387.14 Sqm
 FSI (Floor Space Index) : $1387.14 / 17101.50 = 0.08$
 $0.08 < 1.5$
 OSR Area : 1800.00 Sq.M (10.50 %)

Technical Concurrence for the Proposed Construction of 'A' Class Bus Stand in T.S.Nos.223/3, 223/4, 229, 230/2, Block No.05, Ward No.03 of Extent : 17101.50 Sqm - at Karur City Municipal Corporation, Karur Taluk, Karur District building approval number as **"BP/DTCP(K.D)No. 06/2025"** with the following condition sand special condition.

Special Conditions:

1. The OSR (earmarked as 1 to 6) area 1800.00 Sqm area OSR shown in the site plan should be retained as Open Space Reservation as per TNCDDBR-2019.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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.
4. Associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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.
7. According to G.O No 18 Municipal Administration and Water supply Department, Dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or Concurrence of the following aspects.

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. 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, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.

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. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per GO 16 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.
10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
11. 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.
12. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Karur City Municipal Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
13. Government Registered Electrical Contractor must be employed for wiring works during 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,
Karur City Municipal Corporation,
Karur – 639001.

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

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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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Records and verification

The registers themselves, read for you.

Encumbrance Certificate

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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

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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

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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.

