

PP

APPROVAL RECORD

Planning Permission

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 DEPUTY DIRECTOR /ASSISTANT DIRECTOR(i/c) KARUR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

Online Building Plan Application – Planning permission

Application Number: SWP/BPA/739811/2025 Dated: 29.07.2026



: **Revised and Additional Industrial Building** – Directorate of Town and Country planning – Karur District – Karur District – Manmangalam Taluk – Thallapatti Panchayat/ Village – S.F.No's. 270/1B with site extent of 18127 Sq.m – FSI Area of 16165.40 Sq.m – Revised and Additional construction of Industry building (Green Industry)– Technical Concurrence issued from the Director –Technical Clearance issued forwarded for further action – Reg

- Reference :**
1. Director of Town and Country Planning, Chennai Proceedings Roc.No. SWP/BPA/739811/2025, Dated:09.03.2026
 2. Applicant Mrs.N.Priyadharsini, N.Palanisamy Textile value park (P)Ltd, Online Application Reference No. SWP/BPA/739811/2025, Dated:26.12.2025
 3. Director of Town and Country Planning, Chennai Proceedings Roc No SWP/BPA/486726/2025 Dated 24.04.2025
 4. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
 5. 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
 6. G.O.138, Housing and Urban Development Department, dated 04.06.2004
 7. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020
 8. Director Of Town and Country Planning, Chennai, Circular Roc no.7963/2022/K1, Dated: 23.04.2022,11.04.2023
 9. G.O.01, Housing and Urban Development Department, dated

05.01.2021

10. Circular from the Director of Town and Country Planning,
Chennai Roc no.9611/2023/TCP5, Dated: 25.04.2023.

11. Joint Director, Agriculture Department karur district NOC letter
K.Dis.No. 81/1907/2025, dated.14.03.2025

12. District officer, Karur District Fire & Rescue service
Department PP NOC. No.7551/NOC/NMSB/2026,
dated.23.01.2026.

13. G.O.(Ms) No.135 Housing and urban development department
dated:21.04.2005

14. Demand payment Request letter dated: 11.03.2026.

15. Applicant Mrs.N.Priyadharsini, Demand Remittance letter dated
20.07.2026.

Order:

Online application seeking Technical Clearance for The Proposed Revised and Additional Industrial Building (Green Industry) at S.F.No's. 270/1B with site extent of 18127 Sq.m – FSI Area of 16165.40 sq.m Karur District, Manmangalam Taluk, Thallapatti Panchayat/ Village was received through online portal of this department vide reference 1st cited above and processed and the Building Area exceeding the limit of District office due to that the Proposal Submitted to Head office after that the applicant Proposal Was accepted and technical Concurrence was issued by the director town and Country planning Vide Proceedings shown in reference No.3 As follows.

U/s 47 of Tamil Nadu Town and Country Planning Act 1971. The Technical Concurrence issued and building drawings numbered as B.P/DTCP No: 186/2026

Proposal Details:

Area of the site –18127 Sq.m

Area Statement:**Building Details – Revised and Additional Industrial Building****Tailoring and Garment Making" (Green Industry)**

S. No.	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Built –up area (Sq.m)
Block –A				
1	Ground Floor	6131.05	–	6131.05
	First Floor	6131.05	–	6131.05
	Head Room	–	67.98	67.98
Block –B				
2	Ground Floor	3930.30	–	3930.30
	Total Area	16165.40	–	16233.38

FSI Area–16165.40 Sq.m**FSI –0.89****Total H.P–600 HP****OSR Area –2090.56 Sq.m (11.57%)**

The Technical Clearance The Proposed Revised and Additional Industrial Building at S.F.No's. 270/1B with site extent of 18127 Sq.m – FSI Area of 16165.40 Sq.m Karur District, Manmangalam Taluk, Thallapatti Panchayat/ Village Earmarking the site as "A to F" and assigning the site approval numbered as "L.P/DTCP(K.D).No.121/2025"& Building Approval No. "B.P/DTCP No: 186/2026 (H.O)" with the following General and Special Conditions:

Special Conditions:

1. The boundary of the OSR has been marked as "1 to 4" having an OSR area of 2090.56 Sq.m (11.57%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1)(i).
2. It is responsibility of the Builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. The conditions stipulated in the NOC's obtained from the State and Central Government shall be strictly adhered

4. Planning Permission/Planning Permission/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 do 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. 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.

General Conditions:

1. Solar water heating system to be provided to the proposed Industrial 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 G.O. No. 341, Department of Municipal Administration and Water Supply, 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, 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. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

13. 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% Guideline land value as land conversion charge before issuing 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 Fee–09 Collections (DPC: 0217–60–800 AS–22709)

14. Enforcement action under section 56 &57 of Tamilnadu Town and Country Planning Act 1971 must be taken by the President Thallapatti Panchayat/ Special Officer/ Block Development Officer Thanthoni Panchayat Union If the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

15. 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 concern can cancel or revise the technical clearance issued

The applicant remitted the required fees given below for the proposed Revised and Additional Industrial Building

Fees Paid Detail

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

- i) Scrutiny fees – Rs.53,526.00/–Dated: 26.12.2025
- ii) Centage charges for building – Rs7,000/– Dated: 20.07.2026
- iii) Centage charges for Land – Rs.1,000/–, Dated: 20.07.2026
- iv) Display Board Charges – Rs. 1500.00/– Dated: 20.07.2026
- v) Infrastructure and Amenities Charges – Rs.20,85,539 /– Dated: 20.07.2026
- vi)Development Charges for Building– Rs.1,08,640/– Dated:20.07.2026
- vii) Development Charges for land – Rs.373/– Dated 20.07.2026
- viii) Shelter Charges–Rs.25,000/– Dated:20.07.2026

Deputy Director/ Assistant Director (i/c)
District town and country planning office,
Karur District.

To:

The Special Officer/ Block development officer,
Thanthoni Panchayat union,
Karur District.

Copy to:

Mrs.N.Priyadharshini,
N.Palanisamy Textile Value Park Private Limited,
No.1/78, Venkitapuram North Village,
Manmangalam Taluk, Karur District.

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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Property Tracker

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

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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.

