

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 ASSISTANT DIRECTOR KARUR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thirumathi. J.Sabari Priyanka., M.Plan.,

Online Building Plan Application – Planning permission

Application Number: SWP/BPA/802998/2026 Dated: 01.07.2026



: Business office Building – District Town and Country Planning office
DTCP –The Revised Proposed Construction Business office Building In
Block– 15Ward 3 T.S.No's.641 and 642 Of – Karur Town – Karur
Corporation– Karur District – Site Extent–1213.50 Sq.m –FSI Area –
2223.90 Sq.m – Planning permission issued– forwarded for further
action – Regarding.

Reference

- : 1. Applicant Mr.N.Gunasekaran And Mr.N.Shanmugam , Online
Application No. SWP/BPA/802998/2026, Dated:
11.03.2026.
2. G.O.86, Housing and Urban Development Department, dated
28.03.2012.
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 31.01.2020
4. G.O.138, Housing and Urban Development Department, dated
04.06.2004
5. Circular from the Commissioner of Town and Country Planning,
Roc no.4367/2019/PA2 dated 05.02.2020
6. Director Of Town and Country Planning, Chennai, Circular Roc
no.7963/2022/K1, Dated: 23.04.2022,11.04.2023
7. G.O.01, Housing and Urban Development Department, dated
05.01.2021
8. Circular from the Director of Town and Country Planning, Chennai
Roc no.9611/2023/TCP5, Dated: 25.04.2023.
9. District Officer, Karur, Fire and Rescue Services letter No: PP
NOC No: 8715/NOC/NMSB/2026. Date 18.03.2026

10. This office Scheme Road Deletion (As per Appeal case NO W.A(MD) No 828/2024 – judgment Dated 29.04.2024) letter, dated 20.05.2024

11. Demand payment Request letter dated: 16.06.2026.

12. Applicant Mr.N.Gunasekaran And Mr.N.Shanmugam , Demand Remittance letter dated 21.06.2026.

Order:

Online application seeking planning permission for The Revised Proposed Construction Business office Building In Block– 15Ward 3 T.S.No's.641 and 642 Of Karur Town , Karur Corporation, Karur District , Site Extent–1213.50 Sq.m –FSI Area –2223.90 Sq.m . 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 BUILDUP AREA

SL No.	Floor Name	FSI Area (Sq.m)	Non FSI Area (sq.m)	Total area (sq.m)
1.	Basement Floor		773.97	
	Ground Floor	675.96	–	675.96
	First Floor	773.97	–	773.97
	Second Floor	773.97	–	773.97
	Head Room	–	73.00	–
	Total Area	2223.9	846.97	3070.87

Site Area (As per Patta)–1213.50 Sq.m

Total Built up Area – 3070.87 Sq.m

FSI Area – 2223.90 Sq.m

FSI achieved– 1.833

Planning Permission for The Revised Proposed Construction Business office Building In Block– 15Ward 3 T.S.No's.641 and 642 Of Karur Town , Karur Corporation, Karur District , Site Extent–1213.50 Sq.m –FSI Area –2223.90 Sq.m, has been issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971. The site has been earmarked as 'A to F' and assigned Planning Permission Approval No. **LP/DTCP(K.D) No. 68/2026** and Building Approval No. **B.P/DTCP (K.D) No. 23/2026,** " (Revised as **BP/DTCP(T.R) No. 15/2020**)" subject to the following conditions and special conditions.

Special Conditions:

1. It is responsibility of the Builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. The conditions stipulated in the NOC's obtained from the State and Central Government shall be strictly adhered
3. 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 thereunder 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.
4. 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.
5. This office has not legally certified the title to the ownership by granting Planning Permission/Planning Permission/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 G.O.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. No changes in the building for which concurrence conveyed shall be made without the permission of this department.
4. The 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.

5. 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.

6. Mosquito's nets for the Wells and Over head tanks shall be installed.

7. Firefighting equipment shall be installed in the appropriated places as prescribed by the Fire and Rescue Services Department.

8. 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.

9. If any court case would be pending with reference to this proposal the Planning Permission would be treated as INVALID

10. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.

11. When construction reached at Plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the Building without valid completion certificate from District town and country planning office Karur District.

i) Applicant /Owner/Builder/Promoter/Power of Attorney Holder and other person who is acquiring interest on the property for which Planning Permission is issued, shall submit the application along with the plan showing the site Boundary, Dimension of the Building and setback all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance certificate (CCC)

ii) Applicant /Owner/Builder/Promoter/Power of Attorney Holder and other person who is acquiring interest on the property for which Planning Permission is issued, shall submit the application along with a drawing/ plan showing actual construction made at site when the actual construction is completed without any requirement of further civil works for the issue of Completion certificate (CC)

12. Enforcement action under section 56 &57 of Tamilnadu Town and Country Planning Act 1971 must be taken by the Commissioner Karur Corporation, If the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

13. 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 Revised Proposed Construction Business office Building by Mr.N.Gunasekaran And Mr.N.Shanmugam.–

Fees Paid Detail

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

SL NO	Fees details	Previous file No 1268/2020 TR 2 -Fees Paid detail	Date	Fees Paid detail	Date
1.	Scrutiny fees			Rs. 7981	11.03.2026
2.	CC Charges	Rs. 58,300	13.07.2020	Rs.37,000	21.06.2026
3.	Centage charges for building			Rs.8,000	21.06.2026
4.	Centage charges for Land	Rs. 2500	13.07.2020	Rs.1,000	21.06.2026
5.	Display Board Charges	Rs. 10,000	13.07.2020	Rs.1,500	21.06.2026
6.	Infrastructure and Amenities Charges	Rs.3,40,000	13.07.2020	Rs.88,640	21.06.2026
7.	Security Deposit Charges	Rs.1,70,000	13.07.2020	Rs.44320	21.06.2026
8.	Development Charges for Building			Rs.30750	21.06.2026
9.	Development Charges for land			Rs.6075	21.06.2026

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

To:

The Commissioner,
Karur Corporation,
Karur District.

Copy to:

Mr.N.Gunasekaran,
Mr.N.Shanmugam,
No.9, D/1, Ramakrishnapuram,
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.

[/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

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

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

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

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+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.

