PP APPROVAL RECORD

Planning Permission

Survey 129/1B and 2 more

L.N.S, Karur taluk

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

Online Application Number: SWP/BPA/0833534/2026 **Dated: 13.11.2026**

Subject : Hospital Building – District Town and Country Planning Office DTCP – The Proposed Construction of An R.C.C Roof Hospital Building – Planning Area – Karur District – Karur Taluk – Karur City Municipal Corporation – L.N.S Village Village in S.F.No. 129/1B, 130/2B & 4B – Site Extent of 4126.00 Sq.M – Proposed FSI Area 6038.59 Sq.M – Planning Permission issued – forwarded for further action - Reg.

Reference :

1. Applicant M/s. Aram Seyon Health Care LLP, Online Application No. SWP/BPA/833534/2026 , Dated: 17.04.2026.
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. G.O.(Ms) No.135 Housing and urban development department dated:21.04.2005.
10. G.O.(2U) No,66 Housing and Urban Development Department, dated 27.03.2023.
11. G.O.(2U) No.241, Housing and Urban Development Department, dated.19.06.2024.

12. Commissionerate of Town and Country Planning, Chennai Proceedings No. SWP/BPA/833534/2026, Dated: 24.08.2026.
13. District Officer, Karur, Fire and Rescue Services letter No: PP NOC No: 9625/NOC/NMSB/2026. Date 30.04.2026
14. Demand payment Request letter dated : 11.09.2026
15. Applicant M/s. Aram Seyon Health Care LLP, Demand Remittance letter dated 15.09.2026.
16. Tahsildar,Karur Report Roc No.A4/2757/2026 Dated.09.10.2026 (Received to this office dated.21.10.2026)
17. SDBR report received through mail dated.11.11.2026

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Order:

Online application seeking Planning Permission for The Proposed Construction of Hospital Building at Karur District / Taluk, Karur City Municipal Corporation, L.N.S Village Village, S.F.NO: 129/1B, 130/2B & 4B with a site extent of 4126.00 Sq.m, FSI area of 6038.59 Sq.m was received through online portal of this department vide reference first cited above and processed 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 Commissioner, Town and Country Planning vide proceedings shown in reference as follows.

The Technical Concurrence is issued under Section 49 of Town and Country Planning Act-1971, for the above proposal and numbered as B.P/DTCP No.593/2026

As per Tamil Nadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below.

Building Details- Proposed Hospital Building

S. No.	Description	FSI Area (Sq.m)	Non-FSI Area(Sq.m)	Total Builtup Area (Sq.m)
1	Basement floor	13.69	1477.72	1491.41
2	Ground Floor	1488.09	-	1488.09
3	First Floor	1512.27	-	1512.27
4	Second Floor	1512.27	-	1512.27
5	Third Floor	1512.27	-	1512.27
6	Headroom	-	54.36	54.36
Total		**6038.59**	**1532.08**	**7570.67**

Total FSI Area–6038.59sq.m

FSI – 1.46

OSR:10.0% Guideline Value has been paid.

Planning Permission for The Proposed Construction of Hospital Building at Karur District / Taluk, Karur City Municipal Corporation, L.N.S Village Village, S.F.NO: 129/1B, 130/2B & 4B with a site extent of 4126.00 Sq.m, FSI area of 6038.59 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 L' and assigned Planning Permission Approval No. L.P/DTCP (K.D) No.127/2026 subject to the following General conditions and special conditions.

Special Conditions:

1. The 10% OSR area Guideline Value has been paid.

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/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

7. Closed Circuit Television (CCTV) surveillance systems shall be installed in accordance with Rule 65 read with Annexure XXI of the Tamil Nadu Combined Development and Building Rules, 2019, and shall be maintained in good working condition at all times.

8. 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. 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 provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No. 193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable.

4. No changes in the building for which concurrence conveyed shall be made without the permission of this department.

5. 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.

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. 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.

8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

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

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

11. 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.

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

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 proposed Construction of Applicant M/s. Aram Seyon Health Care LLP – Hospital Building.

Fees Paid Detail

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

i) Scrutiny fees – Rs.25313.00/-Dated: 17.04.2026

ii) Centage charges for Building - Rs. 50000.00/- Dated: 15.09.2026

iii) Centage charges for Land - Rs. 2000/-, Dated: 15.09.2026

iv) Display Board Charges - Rs. 1500.00/- Dated: 15.09.2026

v) Infrastructure and Amenities Charges- Rs. 1135520.00/- Dated: 15.09.2026

vi) Shelter Charges – Rs.770000.00/- Dated: 15.09.2026

vii) CC charges - Rs. 85000.00/- Dated: 15.09.2026

viii) Security Deposit charges - Rs. 570000.00/- Dated: 15.09.2026

ix) Development Charges for Building- Rs. 75750.00/- Dated: 15.09.2026

x) Development Charges for Land - Rs. 20630.00/- Dated: 15.09.2026

xi) OSR charges – Rs.4379749/- Dated: 04.09.2026

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

To:
The Commissioner,
Karur City Municipal Corporation,
Karur District

Copy to:
M/s. Aram Seyon Health Care LLP,
Represented by Designated Partner : Mr.P.Saravanan,
No.5/429, Arasi Appartment,
Ambal Nagar, Manmangalam Taluk,
Karur District – 639002.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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
/landlens/one

Verified RealEstate™

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
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Chennai 600 097, India
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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.