

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 – Technical clearance

Application Number: SWP/BPA/0841601/2026 Dated: 09.06.2026

: **Marriage Hall with Restaurant & Hotel** – District Town and Country Planning office DTCP –The Proposed Construction Marriage Hall with Restaurant & Hotel Building In S.F.No's.50/2A, 50/3A1, 50/3A3, 50/4A1, & 50/5A Of Maruthur North –1 Village– Kulithalai Taluk– Karur District – Site Extent–6008.00 Sq.m –FSI Area –3440.42 Sq.m –No of Blocks–2 No's – Technical clearance issued– forwarded for further action – Regarding.

Reference

- :**
1. Applicant Mrs. A.Lakshmi Priyadharcini, Online Application No. SWP/BPA/0841601/2026, Dated: 02.05.2026.
 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: 9895/NOC/NMSB/2026. Date 14.05.2026.

10. Report from Joint director agricultural and farmers welfare
department L.Dis.E1/383/2026 Dated:23.01.2026

11. Demand payment Request letter dated: 04.06.2026.

12. Applicant Mrs. A.Lakshmi Priyadharcini, Demand Remittance letter
dated 04.06.2026.

Order:

Online application seeking Technical clearance for The Proposed Construction of Marriage Hall with Restaurant & Hotel Building In S.F.No's.50/2A, 50/3A1, 50/3A3, 50/4A1, & 50/5A Of Maruthur North -1 Village, Kulithalai Taluk, Karur District. Site Extent-6008.00 Sq.m, FSI Area -3440.42 Sq.m, No of Blocks-2 No's - Technical clearance issued 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.	Block -1			
	Ground Floor	1162.16	-	1162.16
	First Floor	1162.00	-	1162.00
	Second Floor	1021.70	-	1021.70
	Head Room	-	155.84	155.84
2	Block -2			
	Ground Floor	94.40	-	94.40
	Total Area	3440.42	155.84	3596.26

Site Area (As per Patta)-6008.00 Sq.m

Total Built up Area - 3596.26 Sq.m

FSI Area - 3440.42 Sq.m

FSI achieved- 0.57

Technical clearance for the proposed construction of a Proposed Construction

Marriage Hall with Restaurant & Hotel Building In S.F.No's.50/2A, 50/3A1, 50/3A3, 50/4A1, &

50/5A Of Maruthur North –1 Village, Kulithalai Taluk, Karur District. Site Extent–6008.00 Sq.m, FSI Area –3440.42 Sq.m, No of Blocks–2 No's, has been issued under Section 47 A of the Tamil Nadu Town and Country Planning Act, 1971. The site has been earmarked as 'A to H' and assigned Technical clearance Approval No. L.P/DTCP (K.D) No. 60/2026 and Building Approval No. B.P/DTCP (K.D) No. 19/2026, 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. Technical clearance/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 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 Technical clearance/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 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 proposed building 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 Technical clearance 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 Technical clearance 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 Technical clearance 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 Executive officer Maruthur town Panchayat, 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.

14.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 bodies should collect the 3% Guideline land value as Land conversion charges, before issuing the 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 fees–09 Collections (DPC: 0217–60–800–AS–22709)

The applicant remitted the required fees given below for the proposed Construction of Marriage Hall with Restaurant & Hotel Building by Mrs.A.Lakshmi Priyadharcini–

Fees Paid Detail

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

- i) Scrutiny fees – Rs.16,205/–Dated: 02.05.2026
- ii) OSR Fees – Rs.79,907/– Dated:03.06.2026
- iii) CC Charges – Rs 40,000 /–Dated: 04.06.2026
- iv) Centage charges for building – Rs15,000/– Dated: 04.06.2026
- v) Centage charges for Land – Rs.3,000.00/–, Dated: 04.06.2026
- vi) Display Board Charges – Rs. 1500.00/– Dated: 04.06.2026
- vii) Infrastructure and Amenities Charges – Rs.6,46,908.00/– Dated: 04.06.2026
- viii) Security Deposit Charges – Rs.3,25,000.00/– Dated: 04.06.2026
- ix) Shelter Charges – Rs.1,000.00/– Dated: 04.06.2026
- x) Development Charges for Building– Rs.36,000/– Dated: 04.06.2026
- xi)Development Charges for land – Rs.30,040/– Dated 04.06.2026

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

To:

The Executive officer,
Maruthur Town Panchayat,
Kulithalai Taluk,
Karur District.

Copy to:

Mrs. A. Lakshmi Priyadharcini, No.130B,
KVS illam, Pettavaithalai, Srirangam Taluk,
Trichy 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.

[/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
/landlens/one



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
+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.

