PP APPROVAL RECORD

Planning Permission

Survey 220/A2B

Kathaparai, Manmangalam 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

ication Number: SWP/BPA/0912065/2026 **Dated: 05.11.2026**

: Commercial Building – District Town and Country Planning Office DTCP – Proposed construction of Departmental store building – Planning Area – Karur District – Manmangalam Taluk – Karur Panchayat Union – Kathaparai Village and Panchayat in S.F.No.220/A2B – Extent of 4044.37Sq.M – Proposed FSI Area 5129.54Sq.M – Planning Permission issued – forwarded for further action - Reg.

Reference :

1. Applicant M/s. Shri SSVTECH BUILDCON PVT LTD and RAR Realtors Represented by its Director Mr.S.Sivakumar and Mr.P.Saravanakumar, Online Application No. SWP/BPA/0912065/2026, Dated: 30.07.2026.
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/0912065/2026 , Dated: 14.10.2026.
13. District Officer, Karur, Fire and Rescue Services letter No: PP NOC No: 12007/NOC/NMSB/2026. Date 28.08.2026
14. Demand payment Request letter dated : 28.10.2026
15. Applicant M/s. Shri SSVTECH BUILDCON PVT LTD and RAR Realtors Represented by its Director Mr.S.Sivakumar and Mr.P.Saravanakumar, Demand Remittance letter dated 29.10.2026.

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Order:

Online application seeking Planning Permission for The Proposed Construction of Proposed construction of Departmental store building in S.F.No.220/A2B, At Kathaparai Village and Panchayat, Karur Panchayat Union, Manmangalam Taluk, Karur District, Site Extent:4044.37Sq.M, FSI Area – 5129.54Sq.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.700/2026

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

PROPOSED BUILDUP AREA

Sl. No	Description	FSI Area (Sqm)	Non FSI Area(Sqm)	Total Builtup Area (Sqm)
1	Basement Floor	43.68	1734.04	1777.72
2	Ground Floor	1696.94	-	1696.94
3	First Floor	1691.96	-	1691.96
4	Second Floor	1697.36	-	1697.36

5	Terrace Floor(Head Room)	-	112.50	112.50
	Total Area	**5129.94**	**1846.54**	**6976.48**

Total FSI Area–5129.94sq.m

FSI – 1.268

OSR:10.0% Guideline Value has been paid.

Planning Permission for The Proposed Construction of Departmental store building, At Kathaparai Village and Panchayat, Karur Panchayat Union, Manmangalam Taluk, Karur District, Site Extent:4044.37Sq.M, FSI Area – 5129.54Sq.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 D' and assigned Planning Permission Approval No. L.P/DTCP (K.D) No.121/2026 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

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. Shri SSVTECH BUILDCON PVT LTD and RAR Realtors Represented by its Director Mr.S.Sivakumar and Mr.P.Saravanakumar – Commercial Building.

Fees Paid Detail

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

i) Scrutiny fees - Rs 20020.00/-Dated: 30.07.2026

ii) Centage charges for Building - Rs. 13000.00/- Dated: 29.10.2026

iii) Centage charges for Land - Rs. 1500/-, Dated: 29.10.2026

iv) Display Board Charges - Rs. 1500.00/- Dated: 29.10.2026

v) Infrastructure and Amenities Charges- Rs. 968200.00/- Dated: 29.10.2026

vi) Shelter Charges – Rs.186000.00/- Dated: 29.10.2026

vii) CC charges - Rs. 76000.00/- Dated: 29.10.2026

viii) Security Deposit charges - Rs. 485000.00/- Dated: 29.10.2026

ix) Development Charges for Building- Rs. 70000.00/- Dated: 29.10.2026

x) Development Charges for Land - Rs. 21040.00/- Dated: 29.10.2026

xi) OSR charges – Rs.1213320/- Dated: 21.10.2026

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

To:

The Special officer/BDO(VP),
Kadaparai Village Panchayat,
Karur Panchayat Union,
Karur District

Copy to:

M/s. Shri SSVTECH BUILDCON PVT LTD
and RAR Realtors
Represented by its Director
Mr.S.Sivakumar and Mr.P.Saravanakumar,
D.No.58, Heber Road,
Beema Nagar,
Trichy -1.

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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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.