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REFERENCE
SWP/BPA/924383/2026

ISSUED
05 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 27/2C

Achimangalam, 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.

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PROCEEDINGS OF THE ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, KARUR DISTRICT.
PRESENT: Thirumathi. J.Sabari Priyanka., M.Plan.,
Online Building Plan Application – Technical clearance

Application Number: SWP/BPA/0924383/2026 Dated: 05.11.2026

Subject : NHRB- Residential Building (Planning Area) - KLPA - District Town and Country Planning Office DTCP - The Proposed Construction Of a Stilt + 4 Floors RCC Roof Residential Apartment Building In S.F.No: 27/2C, Plot Nos: 12, 13, 14, 21, 22 & 23 Of Achimangalam Village – Karur City Municipal Corporation – Karur Taluk – Karur District- Technical Clearance issued - forwarded for further action - Reg.

Reference :

1. Applicant M/s Kavi Associates and Fifteen Others, Online Application No. SWP/BPA/0924383/2026 Dated: 14.08.2026.
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. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. Circular from the Director of Town and Country Planning, Chennai Roc no.9611/2023/TCP5, Dated: 25.04.2023.
10. District Officer,Karur, Fire and Rescue Services letter no:PP NOC No: 12350/NOC/NMSB/2026 dated:16.09.2026.
11. Demand payment Request letter dated: 18.09.2026.
12. Applicant M/s Kavi Associates and Fifteen Others , Demand Remittance letter dated 15.10.2026 and 02.11.2026.

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Order:

Online application seeking Technical Clearance for The Proposed Construction of Stilt +4 Floors RCC Roof Residential Apartment Building In S.F.No: 27/2C, Plot Nos: 12, 13, 14, 21, 22 & 23 Of Achimangalam Village, Karur City Municipal Corporation, Karur Taluk, Karur District, 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 asdetailed below.

PROPOSED BUILDUP AREA

SL No.	FLOOR NAME	FSI Area (Sq.m)	NON FSI Area (sq.m)	Total area (sq.m)
1	Stilt Floor	47.55	641.43	688.98
2	First Floor	688.98	---	688.98
3	Second Floor	688.98	---	688.98
4	Third Floor	688.98	---	688.98
5	Fourth Floor	688.98	---	688.98
6	Head Room	---	18.93	18.93
7	Lift Room	---	5.26	5.26
	Total Area	2803.47	665.62	3469.09

Site area	:	1144.00 sqm
Total Built up Area	:	3469.09 sq.m
FSI Area	:	2803.47 sq.m
FSI(Floor Space Index)	:	2.45>2.0
Premium FSI	:	0.45

Technical Clearance for The Proposed Construction of Stilt +4 Floors RCC Roof Residential Apartment Building In S.F.No: 27/2C, Plot Nos: 12, 13, 14, 21, 22 & 23 Of Achimangalam Village, Karur City Municipal Corporation, Karur Taluk, Karur District, Earmarking the site as "**A to D**" and assigning the site approval number as **"LP/DTCP(K.D) No:124/2026 "** and building approval number as **"BP/DTCP(K.D) No.44/2026 "** with the following conditions and special condition.

Special Conditions:

1. It is responsibility of the Builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

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

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 thereunder 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. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

a. Title or ownership of the site or building

b. Easement Rights.

c. Structural Reports, Structural Drawing and Structural aspects.

d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.

e. Workmanship, soundness of structure and materials used.

f. quality of building services and amenities the construction of building

g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws

Conditions:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

2. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

3. After the Planning Permission issued by Member Secretary, Karur Local Planning Authority, 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 Member Secretary concern can cancel or revise the planning permission issued.

4. 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.

5. Vehicle Parking stalls shall be properly earmarked in the site and be utilised for the purpose for which earmarked in the plan.

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

7. 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.

8. The waste water and effluents derived from the 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.

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. If any court case would be pending with reference to this proposal the Technical clearance would be treated as INVALID

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

14. 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)

15. 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.

16. Copy of approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mmx600mm.

17. 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

18. Government Registered Electrical Contractor must be employed for wiring works during construction

The applicant M/s Kavi Associates and Fifteen Others remitted the required fees given below for the proposed Construction of Residential Building.

Fees Paid Detail

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

i) Scrutiny fees – Rs.8655.00/-Dated:14.08.2026.

ii) Centage charges for building – Rs.2100.00/- Dated:15.10.2026.

iii) Centage charges for Land - Rs. 30000.00/-, Dated:15.10.2026.

iv) CC Charges -Rs.37402/-, Dated:15.10.2026.

v) Display Board Charges - Rs. 1500.00/- Dated:15.10.2026.

vi) Infrastructure and Amenities Charges - Rs. 518880.00/- Dated:15.10.2026 and Rs. 8500.00/- Dated:02.11.2026.

vii) Premium FSI charges – Rs.1691000/- Dated:15.10.2026 and Rs.150000/- Dated:02.11.2026.

viii) Development Charges for Building- Rs. 34750.00/- Dated:15.10.2026.

ix) Development Charges for land - Rs.5750 .00/- Dated 15.10.2026.

x) Security Deposit Charges – Rs.259440.00/- Dated: 15.10.2026 and Rs.4250/- Dated:02.11.2026.

xi) Shelter Charges – Rs.216164/- Dated:15.10.2026.

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

To:

Commissioner,
Karur Corporation,
Karur District

Copy to:

M/s Kavi Associates and Fifteen Others,
Door No: 3/5, Andankovil Pudhur,
Karur- 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

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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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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.