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**TOWN AND COUNTRY PLANNING DEPARTMENT,KARUR DISTRICT.**

**(TECHNICAL CLEARANCE)**

**From**
Thiru.P.Velmurugan B.E.,
Assistant Director ,
District Town and Country Planning Office,
No. 9, First Floor,
Lakshmipuram North Street,
Karur Town,
Karur District-639001.
Telephone No-04324-260625
ad.karur.dist@gmail.com

**To**
The Commissioner
Karur Corporation ice,
Karur District.

**Online Application No. SWP/BPA/0045576/2023** **Dated:18.11.2023**

**Sir,**

**Sub:** Building - District Town and Country Planning office – Karur District Proposed construction of RESIDENTIAL Building (Stilt + Five Floor) in the land bearing S.NO. 415/11B (Extent-892.00 Sqm) – at Inam Karur Village, Karur City Municipal Corporation, Karur Taluk a n d Karur District– Technical Clearance – issued - Regarding.

**Ref:** 1. Applicant M/s AADHAVAN CONSTRUCTIONS K. SUNDARAMOORTHY (MANAGING PARTNER) Online Application No.SWP/BPA/0045576/2023, Dated: 21/10/2023

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.District Officer, Karur, Fire and Rescue Services letter. ஓ.மு.எண்.2704/இ1/2023- ,Dated -27.06.2023

7. Demand payment Request letter dated :08.11.2023

8. Applicant M/s AADHAVAN CONSTRUCTIONS K.SUNDARAMOORTHI (MANAGING PARTNER), Demand Remittance letter dated 09.11.2023.

9. Director Of Town and Country Planning, Chennai,Circular Roc no.7963/2022/K1, Dated: 23.04.2022, 11.04.2023.

10. G.O.01, Housing and Urban Development Department, dated 05.01.2021.

11. Circular from the Director of Town and Country Planning, Chennai Roc no.9611/2023/TCP5, dated: 25.04.2023

**ORDER**

An application seeking Technical Clearance for Proposed construction of RESIDENTIAL Building (Stilt + Five Floor) in the land bearing S.NO. 415/11B (Extent-892.00 Sqm) at Inam Karur Village, Karur City Municipal Corporation, Karur Taluk and 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 TamilNadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below

| SL No. | FLOOR NAME | FSI AREA(sqm) | NON FSI AREA(sqm) | TOTAL AREA |
|---|---|---|---|---|
| | Stilt Floor | - | 468.92 | 468.92 |
| | First Floor | 492.87 | - | 492.87 |
| | Second Floor | 492.87 | - | 492.87 |
| | Third Floor | 492.87 | - | 492.87 |
| | Fourth Floor | 492.87 | - | 492.87 |
| | Fifth Floor | 358.64 | - | 358.64 |
| | Head room | - | 15.82 | 15.82 |
| | Total | 2330.12 | 484.74 | 2814.86 |

Site area(Super imposed area) : 892.00 sqm

Site area(As per patta area) : 892.00 sqm

Total Built up Area : 2814.86 sqm

FSI Area : 2330.12 sqm

FSI(Floor Space Index) : 2330.12/892.00
= 2.61

= 2.61 > 2.80 ( FSI – 2.00 & Premium FSI – 0.61)

Technical Clearance for the Proposed construction of RESIDENTIAL Building (Stilt + Five Floor) is hereby conveyed by earmarking the site as "**ABCD**" and assigning the site approval number as **"SWP/DTCP/KARUR/Site approval No.211/2023"** and building approval number as **"SWP/ KARUR / DTCP/ BP approval No.27/2023"** with the following conditions and special conditions.

**Conditions:**

1. Solar Water Heating system and solar photo voltaic panels shall be installed as earmarked in the plan and as prescribed in Rule 44 of TNCDBR-2019.
2. Vehicle Parking stalls shall be properly earmarked in the site and be utilized for the purpose for which earmarked in the plan.
3. The open spaces shall be retained as earmarked in the plan.
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 Annexure XXII of TNCDBR-2019.
6. Mosquito's nets for the Wells and Overhead 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 Sewerage requirements shall be complied as stipulated in Rule 54 of TNCDBR-2019.
9. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.
10. Copy of approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mmx600mm.

**Special Conditions:**

1. 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.

2. 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.
3. The applicant shall submit Completion report in form 5 along with form 6,7 and 8 Prescribed in Annexure XIV of TNCDBR 2019, to obtain Completion certificate and shall comply all the regulation stipulated in the rule 20 of TNCDBR 2019 in this regard.

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

i) Scrutiny fees Rs 7338.00/-Dated: 21.10.2023
ii) Centage charges for land – Rs 1500.00/-, Dated:09.11.2023
iii) Centage charges for building –Rs. 20000.00/- Dated: 09.11.2023
iv) Infrastructure and Basic Amenities Charges–Rs.438228.00/-, Dated: 09.11.2023
v) Display board charges- Rs. 1500/-, Dated: 09.11.2023
vi) CCC / CC charges – 30298.00/-, Dated: 09.11.2023
vii) Development Charges for Building - Rs 11260.00/-, Dated: 09.11.2023
viii) Development Charges for Land - Rs 1784.00/-, Dated: 09.11.2023
ix) Security deposit charges- Rs. 219114.00/-, Dated: 09.11.2023
x) Premium FSI Charge - Rs. 1787500.00/-, Dated: 09.11.2023

Hence, the proceedings of the Technical Clearance along with drawings are forwarded herewith. The local authority shall accord permission/approval after collecting requisite fees / charges as applicable and the copy of the approval issued to the applicant shall be forwarded to this office through e-mail id: ad.karur.dist@gmail.com for record.

Assistant Director,
District Town and Country Planning Office,
Karur District.

**Copy to**:

M/s AADHAVAN CONSTRUCTIONS K. SUNDARAMOORTHY
(MANAGING PARTNER)
No.1/137-9, Annai Apartment, Gayathri Nager,
Athur, Karur Taluk, Karur district

Forwarded

22.2.2024

For Commissioner
Karur City Municipal Corporation

22.02.2024



Signature valid
Signed by: Assistant Director
Location:Karur
Date:2023.11.18 16:09:31



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