Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE ASSISTANT DIRECTOR OF
KARUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Thiru.P.Velmurugan B.E,
Online Building Plan Application – Planning Permission

cation Number : SWP/BPA/393220/2024 Dated:03.12.2024.

: NHRB - Proposed Residential Apartment Building - Assistant Director of Town and Country Planning – Karur District – Karur Local Planning Area - Manmangalam Taluk – Thanthoni Panchayat Union – Andankoil East Panchayat/Village – S.F.Nos : 2145/1A & 1D, 1E & 2146/2A in Plot Nos: 2, 3 & 4 - Extent : 1603.00Sq.mt of FSI Area : 3411.48Sq.mt - Technical Clearance issued - forwarded for further action – Reg.

Reference :

1. Applicant Mr.Elamathi S for M/s. Cogipro Design And Construction, Karur, Online Application No. SWP/BPA/393220/2024, Dated: 13.11.2024.
2. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
3. G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. 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
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004
6. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
7. District Officer, Karur, Fire and Rescue Services letter. ஆணை எண்.250(3).மு.மு.எண்.8043/இ1/2024,Dated :19.11.2024.
8. Demand payment Request letter dated : 26.11.2024.
9. Applicant Mr.Elamathi S for M/s. Cogipro Design And Construction, Karur, Demand Remittance letter dated : 30.11.2024.
10. Director Of Town and Country Planning, Chennai, Circular Roc no.7963/2022/K1, Dated: 23.04.2022,11.04.2023
11. G.O.01, Housing and Urban Development Department, Dated : 05.01.2021
12. Circular from the Director of Town and Country Planning, Chennai Roc no.9611/2023/TCP5, Dated: 25.04.2023.
13. Assistant Director of District Town & Country Planning, Karur District, Online App.No: 8PNES5TW/2022/TCP, Dated:19.01.2023. (SWP/KARUR/APPROVAL LAYOUT NO:49/2023)

14. The President, Andankovil East Pachanyat, Proceeding Order No: 01/2023-2024, Dated : 19.04.2023.

******

Order:-

Online application seeking Technical Clearance for Proposed Residential Apartment Building in S.F.Nos: 2145/1A & 1D, 1E & 2146/2A in in Plot Nos: 2, 3 & 4 - Extent : 1603.00 Sq.mt of Andankoil East Village, Thanthoni Panchayat Union, Manmangalam 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 as detailed below:-

PROPOSED BUILTUP AREA

SL No.	FLOOR NAME	FSI Area (Sq.m)	NON FSI Area (sq.m)	Total area (sq.m)
1	STILT FLOOR	-	915.45	915.45
2	FIRST FLOOR	852.87	-	852.87
3	SECOND FLOOR	852.87	-	852.87
4	THIRD FLOOR	852.87	-	852.87
5	FOURTH FLOOR	852.87	-	852.87
6	TERRACE FLOOR	-	56.27	56.27
	TOTAL AREA	3411.48	971.72	4383.20

Site area(As per patta) : 1603.00 sqm

Total Built up Area : 4383.20 sq.m

FSI Area : 3411.48 sqm

FSI(Floor Space Index) : 3411.48 / 1603.00 = 2.12
2.12 > 2.0

Premium FSI Area : 205.48 sqm

PC (Plot Coverage) : 915.45 / 1603.00 X 100
57.10%

Technical Clearance for the Proposed Residential Apartment Building in S.F.Nos: 2145/1A & 1D, 1E & 2146/2A in in Plot Nos: 2, 3 & 4 - Extent : 1603.00 at Andankoil East Village, Thanthoni Panchayat Union, Manmangalam Taluk, Karur District earmarking the site as "**A to H**" and assigning the site approval number as **"LP/DTCP(K.D) No. 177/2024"** and building approval number as **"BP/DTCP(K.D) No.27/2024"** 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. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition.
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 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. He 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. Mosquito's nets for the Wells and Over head tanks shall be installed.
8. Fire fighting equipment shall be installed in the appropriated places as prescribed by the Fire and Rescue Services Department.
9. 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.
10. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.
11. 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 Commercial Building - Petrol Filling Station.

Fees Paid Detail

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

i) Scrutiny fees Rs. 11,280.00/- Dated: 13.11.2024

ii) Premium FSI Charges Rs. 6,73,000.00/- Dated :30.11.2024

iii) Centage charges for land – Rs. 2,000.00 /- Dated:30.11.2024

iv) Centage charges for building – Rs. 25,000.00 /- Dated:30.11.2024

v) Display Board Charges - Rs. 1,500.00/- Dated:30.11.2024

vi) Security Deposit Charges - Rs. 3,21,400.00/- Dated:30.11.2024

vii) CCC & CC Charges - Rs. 48,000.00/- Dated: 30.11.2024

viii) Development Charge, for land Rs. 3,500.00/- Dated:30.11.2024

ix) Development Charge, for Building Rs. 23,000.00/- Dated:30.11.2024

x) Infrastructure and Basic Amenities Charges Rs .6,41,456.00/- Dated:30.11.2024

xi) Shelter Charges Rs. 27,300.00/- Dated : 30.11.2024.

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

To:
The Panchayat President,
Village Panchayat Office,
Andankoil East Village, Karur – 639001.

Copy to:

Mr. Elamathi S **for M/s. Cogipro Design And Construction**,
A K C Layout Chinnandankovil Road
Karur – 639001.

Signature valid
Signed by: Assistant Director
Location:Karur
Date:2024.12.03 15:41:18

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
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.