

PP

APPROVAL RECORD

Planning Permission

Krishnagiri

Krishnagiri district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

PURPOSE

Industrial

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/2/23 4:12 PM

From:

Joint Director / Deputy Director / Assistant

Krishnagiri,639 001

TO:

Block Development Officer,
Bargur panchayat union,
Krishnagiri District.

Online Application Number:

SWP/BPA/002107/2022

Submitted Date :

-

Sir,

Subject:

Industrial Building - Office of the Krishnagiri District Town and Country Planning – Krishnagiri District – Bargur Taluk and Panchayat union – B.R.G.Madepalli village and Panchayat - S.F.Nos. 73/1A, 74/1A1, 90/2, 3B, 91/1, 2– Extent of site 34738.57Sq.m - Proposed Construction of Industrial Building - Technical Clearance issued - forwarded for further action - Regarding.

Reference:

1. Technical Consent issued by the Director of Town and Country Planning, Chennai, Dt. 08.2.2023.
2. Application Reference No. SWP/BPA/002107/2022 Received Dated: 21.09.2022.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 &G. O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
9. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
10. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
11. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular)
13. Joint Director, Agriculture Krishnagiri District, Roc. No. E5/4245/2022, Dated :- 24.05.2022.
14. District officer, Krishnagiri District Fire & Rescue service department R.C.No.2681/A1/2022, Date.12.05.2022.
15. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.

Body of the letter:

With reference to the letter in the 2nd cited, applicant has requested for the approval of Industrial Building in – Krishnagiri District –Bargur Taluk and Panchayat union – BRG Madepalli village and Panchayat, S.F.Nos. 73/1A, 74/1A1, 90/2, 3B, 91/1, 2 – Extent of site 34738.57Sq.m in Buildup area of the building is 7439.15 Sq.m, Proposed Construction of Industrial Building of Block-1 to 4, Technical Clearance is issued by Director of town and country planning and Building numbered as B.P/DTCP: 35/2023 in reference no. 01.

The Proposed Industrial Building Area:

Building Area	FSI Area in Sq.m	Non-FSI Area in Sq.m	Total Built up Area in Sq.m
Block-1(Ground Floor)	6799.60	0	6799.60
Block-2(Ground Floor)	444.04	0	444.04
Block-3(Ground Floor)	150.66	0	150.66
Block-4(Ground Floor)	44.85	0	44.85
Total	7439.15	0	7439.15

With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as B.P/D.D.T.C.P(K.D) SWP No.12/2023

The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS

1. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting technical clearance. Before issuing technical clearance ensuring the primary development rights of the applicant by verifying (lease deed, sale deed, gift deed, etc.)
2. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed
3. Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this
4. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction, FSI and Setbacks should be Retained as per Approval Drawing
5. Government Registered electrical Contractor must be employed for wiring works during construction
6. Ref No.14 District Officer Krishnagiri Fire and Recuse Services Issued terms and Condition to be Followed and Local body Should monitor these before getting Final Approval
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
8. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does 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 that the applicant / developer and also the Architect / Licensed Surveyor and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction
9. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
10. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building
11. If the Site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 15th cited above. The payment of charges shall be made under the following head of account.

Head of Account

0217 Urban Development –

60 other Urban Development Schemes –

800 other Receipts-AS Receipts under Land use Conversion Charges-

GENERAL CONDITIONS

1. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing
3. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
4. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
5. Fly Ash bricks and Materials to be used Mandatory
6. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction
7. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID

The following fee and charges are collected as follows

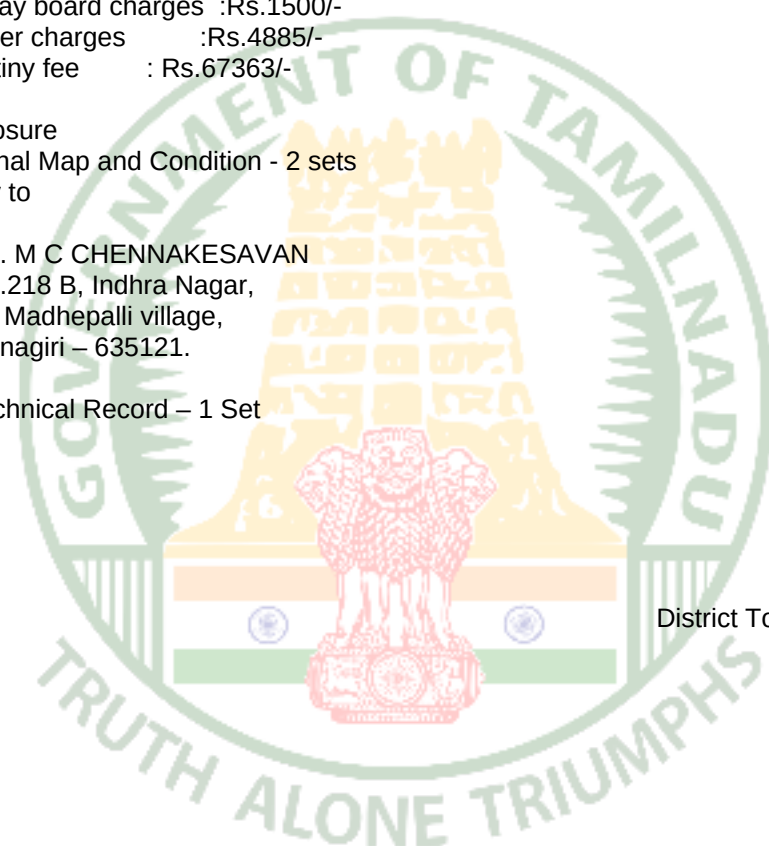
Centage Charges : Rs.4000/-, Rs. 300/-
I & A Charges :Rs.1398720/-
Display board charges :Rs.1500/-
Shelter charges :Rs.4885/-
Scrutiny fee : Rs.67363/-

Enclosure

Original Map and Condition - 2 sets
Copy to

1. Mr. M C CHENNAKESAVAN
D.No.218 B, Indhra Nagar,
BRG Madhepalli village,
Krishnagiri – 635121.

2. Technical Record – 1 Set



JD/DD/AD
District Town & Country Planning Office 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.

