

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: 3/4/23 5:28 PM

From:

Joint Director / Deputy Director / Assistant

Krishnagiri,639 001

TO:

The Commissioner,  
Hosur Corporation,  
Krishnagiri District

Online Application Number:

SWP/BPA/006902/2023

Submitted Date :

-

Sir,

Subject:

Industrial Building - Office of the Krishnagiri District Town and Country Planning-Hosur New Town Development Authority – Krishnagiri District – Hosur corporation/ Taluk – Zuzuvadi village -SIDCO Industrial Estate, phase-IV-plot no E3, - S.F.Nos 168pt, New subdivision number 168/1A1A1– Extent of 541.20 Sq.m Proposed Construction of Industrial Building - Technical Clearance issued - forwarded for further action - Regarding

Reference:

1. Application Reference No. SWP/BPA/006899/2023, Dated: 02.02.2023, Scrutiny Reference W40V3K1L Received from Applicant M/S.Universal Engineering.,
- 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 3) G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
- 4) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
- 5) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
- 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) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
- 8) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
- 9) District officer, Tamil nadu Fire & Rescue service department NOC Letter.O.Mu.No. 2844/A1/2022, Date.20.05.2022. Krishnagiri District.
- 10.Demand payment Request letter dated 14.02.2023
- 11) Demand Received from Applicant M/S.Universal Engineering,.. Letter Dated on :22..02.2023

Body of the letter:

The application seeking technical approval for the proposed construction of Industrial Building Engineering and fabrication units of Krishnagiri District, Hosur Taluk/ Corporation, Zuzuvadi village of SIDCO Industrial Estate, phase-IV- plot no E3, - S.F.Nos 168pt, New subdivision number 168/1A1A1 with an site extent- 541.20 sq.m, Builtup area 489.82 sq.m sq.m (Ground Floor + First Floor+ Head room) was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The Proposed Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8th cited above.

Site Extent-541.20 sq.m,  
The proposed Building Area Details  
Ground floor – 235.60 Sq.m,  
First Floor – 235.60 sq.m,  
Head Room – 18.62 sq.m ,  
Total Built up area –489.82 sq.m  
Total FSI Area –471.20 Sq.m  
FSI – 0.87

1)With the above area, the proposed industrial building proposal is given technical approval with the following special and general conditions. The building plan planning permission Numbered as BP/H.N.T.D.A.(K.D) No.16/2023. The planning permission period from 04.03.2023 to 03.03.2031 (8 Years)

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

3) 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.

4) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.  
Special conditions:

1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant 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.

2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

3) Pollution Control Board NOC to be obtained.

4) The fee collected from the applicant are as follows.

Scrutiny fees : Rs.1791.00/-

Centage Charge for Land : Rs.300/- Centage Charge for Building : Rs.1000/-

Development Charge for Land : Rs. 1626 /- Development Charge for Building : Rs. 3863/-

Infrastructure and Amenities Charges : Rs. 88736/-

Display Board Charges : Rs.1,500/-

Copy to:  
M/S.Universal Engineering,  
D.No 3/2, 7th Phase,  
Sidco Indutrial Estate,  
Krishnagiri District, 635126

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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

