

PP

APPROVAL RECORD

Planning Permission

Krishnagiri

Krishnagiri 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.

KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING, OFFICE

Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/007744/2023 Dt. 19.12.2023

Sir/Madam,

Subject : Industrial Building– District town and country planning office, Krishnagiri district – Krishnagiri District – Hosur Panchayat Union and Taluk– Nagondapalli Panchayat / Village - S.F.Nos. 614/2, 615/1 & 615/2 - Site area of 22500.00 sq.m.- FSI area of Proposed Building – 11077.80 Sq.m with 65 HP – Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Director of Town and cunty planning, Chennai, Letter no: SWP/BPA/007744/2023, Dt.16.03.2023
2. Ms.AVIGNA IRRRA PVT LTD, Online Application Reference No. SWP/BPA/007744/2023, Received Dated: 27.02.2023.
3. Deputy Director, Krishnagiri District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/007761/2023, Dated:01.03.2023.
4. G.O.No.86, Housing and Urban Development Depatment, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023
11. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. District Fire & Rescue Services, Krishnagiri District Noc. Roc. No:3695/A2/2022, Dated: 26.07.2022.
18. Centage and I & A fee paid by the applicant on 06.11.2023

Order

With reference to the letter in the 2nd cited, the applicant Ms.AVIGNA IRRA PVT LTD has requested for the approval of Proposed Industrial building at Krishnagiri District, Hosur Panchayat Union and Taluk, Nagondapalli Panchayat / Village, S.F Nos. 614/2, 615/1 & 615/2 - Site area of 22500.00 sq.m, FSI area of Proposed Building 11077.80 Sq.m with 65 HP, Proposed Construction of Industrial Building. Technical Clearance is issued by Director of town and country planning, the boundary of the site has been marked as "A to J" and building numbered as B.P/DTCP: 101/2023 in reference no. 01.

The proposed Industrial Building Area:

Building Name	FSI Area in Sq.m	Non-FSI Area in Sq.m	Total Built up Area in Sq.m
Block-1 Ground floor	9948.10	0	9948.10
Block 1 Mezzanine floor -1	1009.70	0	1009.70
Block 1 Mezzanine floor -2	120.00	0	120.00
Guard room	0	6.25	6.25
Total	11077.80	6.25	11084.05

With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as **B.P/H.N.T.D.A(K.D) SWP No.119/2023 (Planning Permission Period: 19.12.2023 to 18.12.2031)**

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. The OSR (1 to 5) area – 2302.50 Sq.m. shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 Surveyors 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
7. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
8. Existing channel Shown in the site plan should be retained as channel in the site.

General Conditions

1. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated. 04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

The following fee and charges are collected as follows

Centage Charges	Rs.300/-, Rs.2000/-
I & A Charges with interest	Rs.2317863/-
Display board charges	Rs.1500/-
Shelter charges	Rs.4088/-
Development Charges for land	Rs.67500/-
Development Charges for building	Rs.87300/-
Scrutiny fee	Rs.55920/-

To

1. The President,
Nagondapalli village panchayat,
Krishnagiri district.
2. Block development officer,
Hosur panchayat union,
Krishnagiri district.

Copy to

M/s. Avigna Irra Pvt Ltd,
Ms Vaneesri S,
Plot no. 1822, 1- Block,
13th main road,
Anna nagar west,
Chennai – 600 040.

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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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Every claim in this document traces back to a government record.

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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.

