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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/008370/2023

Sir/Madam

Subject :Industrial Building – District Town and Country Planning Office, Krishnagiri –Hosur  
New Town Development Authority– Krishnagiri District –Denkanikkottai Taluk– Thally  
Union Council–Komaranapalli village & Panchayat– S.no 235/2A2A, 235/2A2B,  
235/2A2C & 235/2B–Extent 6300.00 Sq.m–with 148 HP – Proposed Construction of  
Industrial Building – Technical Approval Issued – Regarding.

Reference:

- 1) Application Reference No. SWP/BPA/008370/2023 received from  
M/S.Synergy Indo Products & M/S.Sigma Auto products
- 2) G.O.No.138, Housing and Urban Development Department, Dated:  
04.06.2004.
- 3) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town  
and Country Planning, Chennai ( Circular)
- 4) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town  
and Country Planning, Chennai ( Circular)
- 5) 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.
- 6) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town  
and Country Planning, Chennai ( Circular)
- 7) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town  
and Country Planning, Chennai ( Circular)
- 8) District Officer, Fire and Rescue services, Krishnagiri District L.Dis  
No.585/A1/2023 Date:13.02.2023
- 9) Centage, Development, and I&A fee paid by applicant on 11.04.2023

The application seeking technical approval for the proposed construction of Industrial Building with Ground Floor to an extent of 6300.00 Sq.m–with 148 HP, in the land bearing S.F.No. 235/2A2A, 235/2A2B, 235/2A2C & 235/2B Komaranapalli village & Panchayat, Denkanikkottai Taluk, Thally Union Council, Krishnagiri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Industrial Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 7th cited above.

The proposed site is earmarked "A to G" and Numbered as L.P/H.N.T.D.A (K.D) No.52/2023 issued Site Approval.

The proposed Industrial Building Area:

| Sl.NO | Particulars                                | FSI area (Sq.m) | Non FSI area (Sq.m) | Total built up area(Sq.m) |
|-------|--------------------------------------------|-----------------|---------------------|---------------------------|
| 1     | Ares of the proposed Building GF–Block I   | 798.91          | –                   | 798.91                    |
| 2     | Ares of the proposed Building GF–Block II  | 877.49          | –                   | 877.49                    |
| 3     | Ares of the proposed Building GF–Block III | 538.52          | –                   | 538.52                    |
| 4     | Ares of the proposed Building GF–Block IV  | 492.86          | –                   | 492.86                    |
| 5.    | Area of Guard Room                         | –               | 6.25                | 6.25                      |
|       | <b>TOTAL AREA</b>                          | <b>2707.08</b>  | <b>6.25</b>         | <b>2714.03</b>            |

FSI –0.43

- 1) With above area the proposed building technical approval issued with special and general conditions. The building plan Planning permission Numbered as B.P/H.N.T.D.A (K.D) No.27/2023. planning permission period 15.04.2023 to 14.04.2031
- 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.

### **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) 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.
- 5) Mosquito netting to be provided at OHT and well.
- 6) Fire rescue equipment should be provided as per Rules.
- 7) As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
- 8) Fly Ash bricks and Materials must be used for construction.
- 9) 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.

### **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) Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
- 4) The OSR I and II (both 1 to 4) Total area – 647.10 Sq.m. (10.20 %) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).

5) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable

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

Scrutiny fee :Rs. 14,878/-

Centage Charges : Rs.3,800/-

Development Charges : Rs. 40,275/-

I & A Charges :Rs. 5,09,104.00/-

Display board charges :Rs.1,500/-

Deputy Director(i/c),  
District Town and Country Planning Office,  
Krishnagiri District,Hosur.

To

1.The Block Development Officer,

Thally panchayat union

Krishnagiri District.

Copy to

M/S.Synergy Indo Products & M/S.Sigma Auto products

1.Mr.Ramesh Krishnamurthy

2.Mr.Vinodh Jeevanayagam,

3.Mr.Perumal Sampath

4.Mr.Perumal Lakshmanan

5.Mrs.Banureka kesavan

Plot no 5/756-17, Balaji nagar,

Chinna Elasagiri, Sipcot post

Hosur Taluk, Krishnagiri 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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Chennai 600 097, India  
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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.

