

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/0009090/2023

Sir/Madam,

Subject : Industrial Building– DTCP, Chennai - Krishnagiri District – Hosur Panchayat Union and Taluk– Thummanapalli Panchayat – Mugulapalli Village - S.F.Nos. 66/1D, 66/1E & 66/2 - Site area of 32697.8 sq.m.- FSI area of Existing Building: - 8232.78 Sq.m with 738.10 HP – Technical Concurrence issued by DTCP- Planning permission issued – Forwarded for further action - Regarding.

Reference :

1. Director of Town and county planning, Chennai, Letter no: SWP/BPA/0009090/2023, Dt.14.06.2023
2. Ms. RATHNA PACKAGING INDIA PVT LTD, Online Application Reference No. SWP/BPA/0009090/2023/TCP7, Received Dated: 18.04.2023.
3. Deputy Director, Krishnagiri District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0009090/2023, Dated:17.04.2023.
4. G.O.No.86, Housing and Urban Development Department, 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. District Fire & Rescue Services, Krishnagiri District Noc. Roc. No:606/A1/2023, Dated: 13.02.2023.
17. District Environmental Engineer, Tamil Nadu Pollution Control Board, Hosur, Consent order No.2205147512689, Dated :- 21.09.22 Proceedings No.F.3294HSR/OS/DEE/TNPCB/HSR/W/2022, Dated:- 21.09.22 & No.F.3294HSR/OS/DEE/TNPCB/HSR/A/2022, Dated:- 21.09.22
18. Centage and I & A fee paid by the applicant on 23.06.2023

Order

With reference to the 2nd Cited letter, the applicant Ms. RATHNA PACKAGING INDIA PVT LTD has requested for the approval of Existing Industrial building at Krishnagiri District, Hosur Panchayat Union and Taluk, Thummanapalli Panchayat, Mugulapalli Village, S.F.Nos. 66/1D, 66/1E & 66/2, Site area of 32697.76 sq.m., FSI area of Existing Building 8232.78 Sq.m with 738.10 HP. Proposed Construction of Industrial Building. Technical Clearance is issued under section 49 of Town and Country Planning Act, 1971 by Director of town and country planning, the boundary of the site has been marked as "1 to 14" and building numbered as B.P/DTCP: 215/2023 in reference no. 01.

The area statement for the Existing Industrial building is as below.

Area of Site - As per Document - 34127.40 sq.m

As per Patta - 34100.00 sq.m

Area of the Site (As per Declaration) - 32697.76 sq.m

Super Imposed Plot Area - 32697.80 sq.m

HNTDA Proposed Road Widening (B8-B8) - 1189.33 sq.m

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- A – Main Building & Main Store Ground Floor	5926.87	0	5926.87
First Floor (Office)	702.95	0	702.95
Terrace floor	0	38.67	38.67
Block-B- Engineering Department Shed, Stores and Toilet Ground Floor	499.47	0	499.47
Block-C- Boiler Shed and Scrap Yard Ground floor	629.40	0	629.40
Block-D – Canteen Ground floor	446.19	0	446.19
Block-E – Pump Room Ground floor	27.90	0	27.90
Total	8232.78	38.67	8271.45

With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as B.P/HNTDA(K.D) SWP No.68/2023, Planning permission period is 05.07.2023 to 04.07.2031.

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 (A to H) area – 3269.78 Sq.m. (10.42%) shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 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 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 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. HNTDA Plan Proposed Road Widening (B8-B8) area 1189.33 Sq.m. Should be handed over to local body.

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.7000/-, Rs. 300/-

I & A Charges : Rs.1549120/-

Display board charges: Rs.1500/-

Shelter charges : Rs.4439/-

Development Charges for land: Rs.102390/-

Development Charges for building: Rs. 65175/-

Scrutiny fee: Rs.16465/- and Rs.52000/-

To

Block development officer,

Hosur panchayat union,

Krishnagiri District.

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

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Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

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Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

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