

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 – Planning Permission

Application Number: SWP/BPA/0010767/2023, dated 24.07.2024

Subject : Industrial Building – District Town and Country Planning Office, Krishnagiri –Hosur New Town Development Authority– Krishnagiri District –Hosur Taluk– Hosur Panchayat Union–Hosur Town– Hosur Taluk – Nagondapalli Panchayat / Village – S.F.Nos. 142/2A, 2B, 143/1A, 1B, 144/1A, 1B, 2, 145, 163, 164, 165, Site area of 72100.00 Sq.m.– FSI area of 40371.63 Sq.m – Planning Permission issued – Forwarded for further action – Regarding.

- Reference:**
- 1) SWP/BPA/0010767/2023 DTCP Technical concurrence issued date 25.07.2023.
 - 2) Application Reference No. SWP/BPA/0010767/2023 received from M/s. Avigna Pvt. Ltd., dated 19.06.2023.
 - 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.01, 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.
 - 7) G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 - 8) G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 - 9) G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
 - 10) Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 - 11) Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
 - 12) Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 - 13) Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
 - 14) Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.

- 15) District Fire & Rescue Services, Krishnagiri District Noc. Letter No: 2065/A1/2023, Dated: 22.05.2023.
- 16) Executive Engineer, Water Resource department, Melpennayaru basin division, Dharmapuri letter no:262M/KO.180/2023/Va1/ Dated: 20.04.2023. (Channel re-routing permission)
- 17) Executive Engineer Public Works Department Krishnagiri District Roc. No:745M /Ko.180/2022, Date:30.05.2022.
- 18) Centage, Development, I & A fees, Shelter, etc. paid by applicant on 07.07.2024.
- 19) Development charge interest paid by applicant on 19.07.2024.

Order:-

With reference to the technical concurrence issued vide in the first cited letter for the proposed industrial building at Krishnagiri District, Hosur Taluk, Nagondapalli Panchayat/Village, S.F.Nos. 142/2A, 2B, 143/1A, 1B, 144/1A, 1B, 2, 145, 163, 164, 165 with an Site area of 72100.00 Sq.m. and FSI area of 40371.63 Sq.m with 595 HP.

2. The site has been marked as "A to X". The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 259/2023. By DTCP

3. The area statement for the Proposed industrial building is as below.

Area of Site – 72100.00Sq.m

Super imposed site area – 72028.67Sq.m

The proposed Industrial Building Area

S.No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
1	Ground Floor (Block – I)	3863.71	–	3863.71
2	Mezzanine Floor (Block – I)	1474.86	–	1474.86
3	Ground Floor (Block – II)	10258.80	–	10258.80
4	Mezzanine Floor (Block – II)	512.50	–	512.50
5	Ground Floor (Block – III)	22543.50	–	22543.50
6	Mezzanine Floor (Block – III)	1507.46	–	1507.46
7	Ground Floor Utility (Block–IV)	105.00	–	105.00
8	Ground Floor Utility (Block–V)	105.80	–	105.80
9	Gaurd Room	–	6.25	6.25
	Total	40371.63	6.25	40377.88

Total FSI Area: 40371.63 Sq.m.

FSI – 0.56

- 1) With the above area the planning permission for the proposed industrial building is hereby issued with special and general conditions. The Planning permission for the building plan is Numbered as **B.P/H.N.T.D.A (K.D) No. 57/2024**. planning permission period from **24.07.2024 to 23.07.2032**
- 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. It is the sole responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.

6. 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.
7. The OSR 1, 2, 3 (ear marked as 1 to 21) area 8351.60Sq m shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41(1) (i).

General Conditions: –

1. Solar water heating system to be provided to the Existing and 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.
11. 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.

12. The fee collected from the applicant are as follows.

Scrutiny fee :Rs. 188905 /-

Centage Charges : Rs. 7300/-

Development Charges : Rs. 534300/-

Development Charges interest: Rs.32508/-

I & A Charges & interest :Rs. 8858806 /-

Shelter charges : Rs. 27955 /-

Display board charges :Rs.1,500/-

**Deputy Director
District Town and Country Planning Office,
Krishnagiri District, Hosur.**

To

1. The Block Development Officer,
Hosur Panchayat Union,
Hosur.
2. The President,
Nagondapalli panchayat,
Hosur panchayat Union,
Krishnagiri District.

Copy to

M/s. Avigna private limited,
Ms. VANEESRI. S,
Plot No. 1822, I Block, 13th main road,
Anna Nagar west,
Chennai 600040.

Eight ways to know a piece of land before you pay for it.

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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