

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/0011836/2023 dated 27.10.2023

Sir/Madam,

Subject : **Hospital with Staff Quarters Building** – District Town and Country Planning Office, Krishnagiri – Hosur New Town Development Authority – Krishnagiri District – Hosur Taluk – Hosur City Municipal Corporation –Mookondapalli Village in S.F.Nos: 204pt, 205pt & 206pt at SIPCOT Industrial layout approval No. LP/DTCP No. 27/2000 With an extent of 10036.12 Sq.m (2.48 Ares)– FSI Area of 6778.97Sq.m (Existing FSI Area – 3127.04 Sq.m. + Proposed FSI Area = 450.16+3201.77 = 3651.93 Sq.m.) – Technical Approval issued – Forwarded for further action – Regarding.

Reference: 1. SWP/BPA/0011836/2023 DTCP Technical concurrence issued date 27.09.2023.

2. Application Reference No. SWP/BPA/0011836/2023 received from SRI VIJAYA LAKSHMI NURSING HOUSE dated 20.07.2023.

3. G.O. No.86, Housing and Urban Development Deptatment, 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. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023. of Director of Town & Country Planning, Chennai (Circular)
15. District officer, Krishnagiri District Fire & Rescue service department.L.Dis.No.2768/A1/2023, date.17.07.2023.
16. Member Secretary, Hosur New Town Development Authority, Roc. No. 679/2007/A2, Dated: – 09.08.2007.(BP/PP.No.243/2007,HNTDA)
17. Director of Town and Country Planning ROC. No. 26105/11/BA2, Dated: – 18.01.2012.
(BP/DTCP No.08/2012) & Member Secretary, Hosur New Town Development Authority, Roc. No. 1497/2011/A2, Dated: – 14.02.2012.
(BP/PP.No.01/2012, HNTDA)
18. Centage, Development, I & A fees, Shelter and Security Deposit Fees etc., paid by applicant on 21.10.2023.

Order :-

1. With reference to the 1st cited Technical concurrence issued for the proposed additional Hospital with Staff Quarters Building at Krishnagiri District, Hosur Taluk, Mookondapalli village in: S.F.Nos: 204pt, 205pt & 206pt at SIPCOT Industrial layout approval No. LP/DTCP No. 27/2000 With an extent of 10036.12 Sq.m (2.48 Ares), FSI Area of Proposed Additional Construction $450.16+3201.77 = 3651.93$ sq.m
2. The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposed additional additional Hospital with Staff Quarters building and numbered as B.P/DTCP No: 361/2023. By DTCP

3. The area statement for the Existing building with additional & Proposed Hospital with Staff Quarters Building is as below.

Area of Site –

As per PLR/FMB – 10036.12 Sq.m.

As per Document area – 10036.12 Sq.m.

Super imposed plot area – 10035.93 Sq.m

Existing Building approved area details in Sq.m.

Sl. No.	Blocks	Description	Floors	Approved area	Total Existing area
1.	Block-1	Hospital Building	Ground Floor	1913.48	1119.51
2.	Block-2	Hospital Building	Ground Floor	728.77	728.77
			First Floor	494.02	494.02
			Terrace Floor	118.75	117.35
		Staff Quarters	Ground Floor	150.44	147.46
3.	Block-3	Nurse Discussion Block	Ground Floor	134.96	134.96
			First Floor	134.96	134.96
			Terrace Floor	21.11	21.11
		Medical Quarters	Ground Floor	129.61	129.61
			First Floor	37.15	37.15
4.	Block-4	Medical Quarters	Ground Floor	129.61	129.61
			First Floor	37.15	33.77
		Canteen	Ground Floor	37.21	37.21
Total				4067.22	3265.49
Existing FSI Area					3127.04

(Existing + Proposed) Building area details in Sq.m.

Sl. No.	Block / usage	Floors	Existing Additional FSI Area	Proposed		Total Area
				FSI	NON FSI	
1.	Block-1 Hospital Building	First Floor	–	499.96	–	499.96
		Second Floor	–	499.96	–	499.96
		Terrace Floor	–	–	131.78	131.78
2.	Block-2 Hospital Building & Staff Quarters Merged	Ground Floor	116.47	137.18	–	253.65
		First Floor	8.66	305.47	–	314.13
		Second Floor	–	696.77	–	696.77
		Third Floor	–	696.77	–	696.77
		Terrace Floor	–	–	176.42	176.42
3.	Block-3 Nurse Discussion & Medical Officer Quarters Merged	Ground Floor	37.52	29.50	–	67.02
		First Floor	33.19	–	–	33.19
		Second Floor	–	168.08	–	168.08
		Third Floor	–	168.08	–	168.08
4.	Block-4 Canteen & Medical Officer Quarters Merged	Ground Floor	215.06	–	–	215.06
5.	Block-5 Store	Ground Floor	39.26	–	–	39.26
Total			450.16	3201.77	308.20	3960.13

- 1) Total FSI Area = (Existing – 3127.04)+(Proposed – 450.16+3201.77) = 6778.97 Sq.m With the above area the technical approval for the proposed additional Hospital with Staff Quarters 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. 100/2023**. planning permission period from **27.10.2023 to 26.10.2031**.
- 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.

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.

General Conditions :-

1. Solar water heating system to be provided to the proposed proposed additional Hospital with Staff Quarters 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 fee collected from the applicant are as follows.

Scrutiny fee :Rs. 22152 /-
Centage Charges : Rs.30300/-
Development Charges : Rs. 20218 /-
I & A Charges :Rs. 1039452 /-
Security Deposit Charges : Rs. 637226 /-
CC Charges :Rs. 81659 /-
Shelter charges: Rs 732371 /-
Display board charges :Rs.1500/-

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

To

1.The Commissioner,
Hosur City Municipal Corporation,
Hosur Taluk,
Krishnagiri District.

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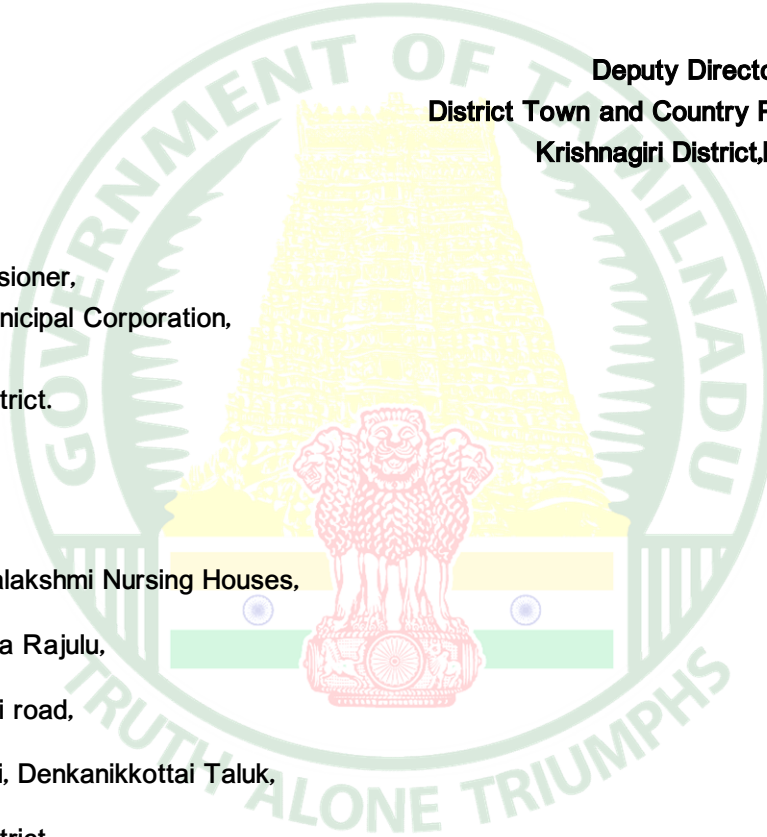
M/S.Sri Vijayalakshmi Nursing Houses,

Dr.B.M.Sundara Rajulu,

No 80, Gandhi road,

Denkanikkottai, Denkanikkottai 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.

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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.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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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

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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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

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

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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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.

