

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/012553/2023 dated 16.10.2023

Sir/Madam

Subject :Hospital Building – District Town and Country Planning Office, Krishnagiri –Hosur New Town Development Authority– Krishnagiri District –Hosur Taluk– Hosur City Municipal Corporation–Avalapalli village S.F.Nos:691/1A1E,691/1A2,691/3,692/1A1G2, 692/1A1G1,692/1A1H, 692/31 & 693/28 With an extent of 3377.66 Sq.m (0.83 Ares)– FSI Area of 4730.34 Sq.m – Technical Approval issued – Forwarded for further action – Regarding.

Reference:

- 1) SWP/BPA/012553/2023 DTCP Technical concurrence issued date 26.09.2023
- 2) Application Reference No. SWP/BPA/012553/2023 received from M/s. Sri Chandra sekara Hospital PVT LTD dated 04.08.2023
- 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. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023 of

Director of Town and Country Planning, Chennai (Circular)

15. District officer, Krishnagiri District Fire & Rescue service department .L.Dis. No.2357/A1/2023, Date.12.06.2023..

16) OSR Fees, Centage, Development, I & A fees, Shelter, Premium FSI and Security Deposit Fees Etc.. paid by applicant on 06.10.2023 & 09.10.2023

Order

1. With reference to the Technical concurrence issued vide in the letter for the proposed Hospital building at Krishnagiri District, Hosur Taluk, Avalapalli village in S.F.Nos:691/1A1E,691/1A2,691/3,692/1A1G2, 692/1A1G1,692/1A1H, 692/31 & 693/28 With an extent of 3377.66 Sq.m (0.83 Ares), FSI Area of 4730.34 Sq.m
2. The site has been marked as "A to P". 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: 362/2023. By DTCP
3. The area statement for the Proposed Hospital building is as below.

Area of Site Site

Area as per Document	3408.97 Sq.m
Site Area as per Patta / TSLR	3422.00 Sq.m
Super Imposed Site Area	3377.60 Sq.m

The proposed Hospital Building Area:

Sl.No	Particulars	Total Built Up Area(Sq.Mt)	Non FSI Area (Sq.Mt)	FSI Area (Sq.Mt)
1	Basement Floor	949.09	949.09	–
2	Ground Floor	872.12	–	872.12
3	First Floor	949.09	–	949.09
4	Second Floor	949.09	–	949.09
5.	Third Floor	980.27	–	980.27
6	Fourth Floor	980.27	–	980.27
7	Head Room	81.08	81.08	–
	Total	5761.01	1030.17	4730.84

Total FSI Area – 4730.84 Sq.m

- 1) With the above area the technical approval for the proposed building is hereby issued with special and general conditions. The Planning permission for the building plan is Numbered as **B.P/H.N.T.DA (K.D) No.95/2023**. planning permission period from **16.10.2023 to 15.10.2031**
- 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.
7. Proposed master plan road (B5–B5) widening portion should be handed over to local body by applicant.
8. Final approval should be given after the master plan road (B5–B5) widening portion is handed over to local body

General Conditions

1. Solar water heating system to be provided to the proposed hospital 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 fee collected from the applicant are as follows.

Scrutiny fee :Rs.11522.00 /-

Centage Charges : Rs.22300/-

Development Charges : Rs. 74,188 /-

OSR charges : Rs. 29,48,103/-

I & A Charges :Rs. 8,89,428 /-

Security Deposit Charges : Rs. 4,44,714 /-

CC Charges :Rs.65117 /-

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.

Copy to

M/S.Sri Chandra sekara Hospitals pvt ltd,

Near Indian petrol bunk,

Nggo's colony, bagalur road,

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.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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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.

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