

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/0013204/2023 dated 30.11.2023

Sir/Madam,

Subject : **Industrial Building** – District Town and Country Planning Office, Krishnagiri – Hosur New Town Development Authority – Krishnagiri District – Hosur Taluk – Hosur Panchayat Union – Thummanapalli Village & Panchayat in S.F.Nos: 126/12, 127/1A1, 127/1A2, 127/2A, 127/1B1, 128/1 & 129/1 With an extent of 79250 Sq.m (19.58 Acres) Revised Block –1 & Block–2 and Additional Block–3, 4, & 5 Industrial Building – 8587.14 Sq.m (92,431.97Sq.ft.) Total FSI Area = 12302.04 Sq.m.(1,32,419.15Sq.ft.) with 263.00 HP – Technical Approval issued – Forwarded for further action – Regarding.

- Reference: 1. SWP/BPA/0013204/2023 DTCP Technical concurrence issued date 20.11.2023.
2. Application Reference No. SWP/BPA/0013204/2023 received from Mr. T.M. Arun Kumar M/s. Babuji Surgicals, dated 19.08.2023
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 & Country Planning, Chennai (Circular)
15. District officer, Krishnagiri District Fire & Rescue service department.L.Dis.No. .3639/A1/2023, date.04.09.2023.
16. Member Secretary, Hosur New Town Development Authority, Roc. No.1681/2022/A2, Dated: – 06.07.2022.(BP/PP.No.44/2022,HNTDA)
17. Guidance Bureau Application CAF No. 135666 dated 19.08.2023
18. Centage, Development, I & A fees, Shelter and Security Deposit Fees etc., paid by applicant on 29/11/2023.

Order :-

1. With reference to the 1st cited Technical concurrence issued for the proposed additional industrial building at Krishnagiri District, Hosur Taluk, Thummanapalli Village & Panchayat in: S.F.Nos: 126/12, 127/1A1, 127/1A2, 127/2A, 127/1B1, 128/1 & 129/1 With an extent of 79250 Sq.m (19.58 Acres), FSI Area of Proposed Additional Construction 12302.04 Sq.m.
2. The boundary of the site has been marked as "1 to 15".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: 435/2023.
By DTCP

The area statement for the Revised Block-1 & 2 and Additional Block-3, 4 & 5 Industrial Building is as below.

Area of Site (As per Document) – 79250.00 Sq.m
As per PLR/FMB – 79250.00 Sq.m.
Super imposed plot area – 79041.19 Sq.m.
Scheme Road Surrender Area (1,2,3 &4) – (-)111.80 Sq.m.
Site Extent 78929.39 Sq.m.
Building details : Revised Block-1 & 2 and Additional Block-3, 4 & 5
Industrial Building

Sl. No.	Description	Total Built-up area in (Sq.m)	Non-FSI Area in (Sq.m)	FSI Area in (Sq.m)
1.	Already Approved Area			
	Block-1 – Clean Room			
	Ground Floor	1857.45	–	1857.45
	Block-2 – Machine Room			
	Ground Floor	1857.45	–	1857.45
	Total Already approved area	3714.90		3714.90
2	Proposed Approval Area			
	Block-1 – Clean Room			
	Ground Floor	308.06	–	308.06
	First Floor	200.51	–	200.51
	Mezzanine Floor	593.66	–	593.66
	Block-2 – Machine Room			
	Ground Floor	308.06	–	308.06
	First Floor	200.51	–	200.51
	Mezzanine Floor	593.66	–	593.66
	Block-3– Ware House			
	Ground Floor	3712.24	–	3712.24
	Block-4 – Office Room			
	Ground Floor	362.11	–	362.11
	Floor-01	315.47		302.44
	Floor-02	315.47		315.47
	Floor-03	315.47		288.73
	Floor-04	315.47		315.47
	Block-5 – Utility Room			
	Ground Floor	543.11	–	543.11
	First Floor	543.11	–	543.11
	Total Area	8626.91	–	8587.14

Total FSI Area– (Existing FSI area = 3714.90Sq.m + Proposed FSI area = 8587.14 Sq.m) = 12302.04 Sq.m. With the above area the technical approval 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. 114/2023**. planning permission period from **30.11.2023 to 29.11.2031**.

- 1) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
- 2) 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.
- 3) 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 (A to D) area – 7951.02 Sq.m. 10.05% shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
8. Proposed master plan road (B8–B8) widening portion should be handed over to local body by applicant.
9. Final approval should be given after the master plan road (B8–B8) widening portion is handed over to local body

General Conditions :-

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

Scrutiny fee :Rs. 148401 /-

Centage Charges : Rs. 17200/-

Development Charges : Rs. 181250 /-

I & A Charges :Rs. 1616160 /-

Shelter charges: Rs 19099 /-

Display board charges :Rs.1500/-

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

To

1.The Block Development Officer
Hosur Taluk,
Hosur.

Copy to

T.M.Arunkumar,
Babuji surjicals,
No 126/12,Bagalur to Berigai main road,
Thummanapalli village, Hosur Taluk, Krishnagiri District

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

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Guideline value by survey

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What the plan says can happen on this land.

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