

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/013538/2023, Date. 09.11.2023.

Sir/Madam,

Subject : Industrial Building – Directorate of Town and Country Planning, Chennai – Krishnagiri District– Bargur Taluk – Bargur Panchayat Union – Bandaseemanur Panchayat - Pasinayanpalli Village in S.F.Nos: 167/1G3E and 167/18 With an extent of 26450.00 Sq.m (6.535 Acres)- FSI Area of 6653.10 Sq.m with 148 HP – Technical sanction issued – Forwarded for further action - Regarding.

Reference :

1. Director of Town and county planning, Chennai, Letter no: SWP/BPA/013538/2023, Dt.14.09.2023
2. Mr. M. Ashraf Ali, Ms.B.M. Fruits, Krishnagiri District, Application Reference No. SWP/BPA/013538/2023 Received Dated: 04.09.2023.
3. Deputy Director, Krishnagiri District, inspection report of online application no. SWP/BPA/013538 /2023, Dated:- 28.08.2023
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.1, 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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
14. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai (Circular)
15. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular)
16. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023 of Director of Town and Country Planning, Chennai (Circular)
17. District officer, Krishnagiri District Fire & Rescue service department .L.Dis. No.5000/A2/2022, Date.31.10.2022.
18. Joint Director, Agriculture Department, Krishnagiri District, L. Dis. No.C2/7953/2022, Dated:-20.09.2022.
19. I & A charges and centage charges paid by applicant on 09.11.2023.

Order

With reference to the 2nd Cited letter, the applicant Mr. Ashraf Ali, Ms.B.M. Fruits (Orange Category – Trimming, Cutting, Using, Blanching of Fruits and Vegetables), has requested for the approval of Proposed Industrial Building at Krishnagiri District, Bargur Taluk, Bargur Panchayat Union, Bandaseemanur Panchayat, Pasinayanapalli Village S.F. No. 1367/1G3B and 167/18 With an extent of 26450.00 Sq.m (6.535 Acres) with 148HP. Technical Clearance for industrial building was issued by Director of town and country planning, the boundary of the site has been marked as “1 to 9” and building numbered as B.P/DTCP: 348/2023 in reference no. 01.

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 – I Ground floor	6132.11	0	6132.11
Block – II Ground floor	327.99	0	327.99
Block – III Ground floor	93.32	0	93.32
Block – IV Ground floor	99.68	0	99.68
Guard room	0	6.25	6.25
Total	6653.10	97.37	6659.35

With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as B.P/D.D.T.C.P(K.D) SWP No.108/2023

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 I (A to E) area – 2667.30 Sq.m. 10.10% shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 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. “Existing building to be demolished” shown in the site plan, to be demolished before issuing the final orders.

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.
11. The local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 11th cited above. The payment of charges shall be made under the following head of account.

Head of Account

0217 Urban Development – 60 other Urban Development Schemes – 800 other Receipts-AS Receipts under Land use Conversion Charges- 227 non-Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

The following fee and charges are collected as follows

Centage Charges : Rs.3500/-, Rs. 300/-
I & A Charges with 51days interest : Rs.1278322/-
Display board charges : Rs.1500/-
Shelter charges : Rs.4993/-
Scrutiny fees : Rs. 52993/-

To
Block development officer,
Bargur panchayat union,
Krishnagiri District.

Copy to
M/s. BM Fruits,
Mr M Ashraf ali,
D no. 28AB, Vijaya gramani street,
Kanchipuram taluk,
Kanchipuram district – 631501.

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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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What the plan says can happen on this land.

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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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