

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/022088/2023, Date. 14.05.2024.



ect : **Additional Industrial Building** – DTCP, Chennai- Krishnagiri District Shoolagiri Taluk, Melumalai village- S.F.Nos. 69/4, 70/1, 70/2A, 70/9A, 72/1A2, 72/1B3, 72/1C2, 72/2A, 73/1B2, 73/1C, 73/1D, 73/1E, 73/1F, 73/2A, 74/4, 74/5, 74/6, 74/7, 74/8, 74/9, 84/13, 86/2B, 86/3A, 86/3B, 88/1A, 88/1B, 88/2, 88/3A, 88/3B1, 88/3B2, 88/3C, 91- site extent:123176.00Sqm-FSI Area:19116.92sqm- Already approved - Now additional site area has been added with the above already approved site area in S.F.Nos:69/2 ,69/3B,70/2B,70/3A1, 73/2D, 73/2E, 73/2F1, 74/10, 84/1A2B1,86/1D,89/2, 89/3A, 89/3B, 89/3C, 89/3D,89/3E,89/3F,89/3G,89/3H,89/3I,90/2A, 90/2B, 90/2C, 90/3A, 90/3B, 90/3C,90/3D,90/3E,90/3F,92/2,92/3A,92/3B,92/3C, 92/4C, 92/4D, 92/4E,93/1A,93/1B2,93/2A1&93/2B-Proposed additional site area:104031sqm (As per patta) – Total Site Area:227207.00sqm- Additional FSI Area: 45017.03Sqm -Totally Existing and Proposed additional FSI Area: 64133.95Sqm– Technical sanction – Forwarded for further action - Regarding.

- Reference :**
1. Director of Town and cunty planning, Chennai, Letter no: SWP/BPA/0022088/2023, Dt.14.02.2024
 2. Applicant. M/s.Fateh Logistics and Industrial Park Pvt Ltd , Online Application No: SWP/BPA/0022088/2023, Dated: 17.10.2023.
 3. Deputy Director,KrishnagiriDistrict, Town and Country Planning office, Inspection report of online Application No: SWP/BPA/0022088/2023,Dated: 01.11.2023.
 4. Director of Town and Country Planning, Chennai Proceedings Roc No: 13009/2022/TCP7, Dated:30.06.2022.
 5. Deputy Director,Krishnagiri District Proceedings Roc No:1468/2022/KD, Dated: 26.07.2022. (Planning Permission No: 47/2022)
 6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
 15. Joint Director Agriculture Department, Krishnagiri District

K.Dis.Letter.No.C1/9426/2021,Dated-16.12.2021 and K.Dis Letter No.C5/8329/2022, Dated-10.10.2022.

16. District Fire & Rescue Services, Krishnagiri District License No: L.Dis No: 1687/A1/2023,Dated: 24.04.2023.

17. Office of the wild life warden, Hosur Forest range, office letter Roc.No.4826/2022/L, Dated-23.01.2023.

18. Superintending Engineer, TNGEDCO, Krishnagiri District, Lr.No. 401/SE/Kgiri/AEE/Dev/AE.1/F.NOC(Layout)/ 2022, dated-31.05.2022.

19. Executive Engineer, Public Works Department, (WRD), Melpennaiyar Basin Division, Dharmapuri, Culvert NOC Letter No:VB/2021/K.180/V, Dated: 30.09.2021.20.

20. I & A charges and centage charges paid by applicant on 02.05.2024.

21. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017

Order

With reference to the letter in the 2nd cited, the applicant M/s.Fateh Logistics and IndustrialPark Pvt Ltd, has requested for the approval of additional construction of Industrial building in addition to Planning permission has already been issued in the reference 5th cited for an FSI area of 19116.92sqm in a site area of 123176.00Sqm at Krishnagiri District Shoolagiri Taluk, Melumalai village, S.F.Nos. 69/4, 70/1, 70/2A, 70/9A, 72/1A2, 72/1B3, 72/1C2, 72/2A, 73/1B2, 73/1C, 73/1D, 73/1E, 73/1F,73/2A, 74/4, 74/5, 74/6, 74/7, 74/8, 74/9, 84/13, 86/2B, 86/3A, 86/3B, 88/1A, 88/1B, 88/2, 88/3A, 88/3B1, 88/3B2, 88/3C and 91.

Now an additional site area has been added to the already approved site area at Melumalai village, S.F.Nos: 69/2 ,69/3B,70/2B,70/3A1, 73/2D, 73/2E, 73/2F1, 74/10, 84/1A2B1,86/1D,89/2, 89/3A, 89/3B, 89/3C, 89/3D,89/3E,89/3F, 89/3G, 89/3H, 89/3I, 90/2A, 90/2B, 90/2C, 90/3A, 90/3B,90/3C, 90/3D,90/3E,90/3F,92/2,92/3A, 92/3B, 92/3C,92/4C, 92/4D,92/4E,93/1A,93/1B2,93/2A1&93/2B with an additional site area of 104031sq.m (as per Patta) has been added. Now total site area of 227207.00sqm with a proposed additional FSI area of 45017.03 Sqm. Technical Clearance is issued by Director of town and country planning and building drawing numbered as B.P/DTCP: 78/2024 in reference no. 01.

The proposed additional Industrial Building Area:

Building Name	FSI Area in Sq.m	Non-FSI Area in Sq.m	Total Built up Area in Sq.m
Block – 8 Ground floor	15748.88	0	15748.88
Mezzanine floor	890.94	0	890.94
Block – 9 Ground floor	7705.22	0	7705.22
Mezzanine floor	458.82	0	458.82
Block – 10 Ground floor	15237.06	0	15237.06
Mezzanine floor	1037.52	0	1037.52
Block – 11 Ground floor	2094.50	0	2094.50
Mezzanine floor	317.09	0	317.09
Block – 12 Basement floor	186.09	0	186.09
Ground floor	186.09	0	186.09
First floor	186.09	0	186.09
Head room	0	31.14	31.14
Block – 13 Chiller, Boiler & Spent yard GF	487.46	0	487.46
Block -14 Engineering work GF	198.49	0	198.49
Block – 15 ETP GF	85.14	0	85.14

Block – 16 Toilet GF	34.75	0	34.75
Block – 17 Security room -1 GF	15.20	0	15.20
Block – 18 Security room -2 GF	25.00	0	25.00
Block – 19 Ground floor	25.00	0	25.00
First floor	25.00	0	25.00
Block – 20 Electrical room GF	62.39	0	62.39
Block – 21 Security room – 4 GF	10.30	0	10.30
Total	45017.03	31.14	45048.17

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.42/2024** 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 area (earmarked as A to W) 29754.37sq.m, shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No.41(1)(i).
2. Conditions laid in the Noc's cited in the reference 15th to 19th shall be followed scrupulously.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. 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 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 21st 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.22000/-, Rs. 900/- Dt. 02.05.2024
 I & A Charges : Rs.8729968/- Dt. 02.05.2024
 Display board charges: Rs.1500/- Dt. 02.05.2024
 Shelter charges : Rs.820279/- Dt. 02.05.2024
 Scrutiny fees : Rs. 474790/- Dt. 17.10.2023

To

1. Block development officer,
Shoolagiri panchayat union,
Krishnagiri District.
2. The President,
Melumalai village panchayat,
Krishnagiri District.

Copy to

M/s. Fateh Logistics and Industrial Park Pvt Ltd,
 Mr S Dinesh bohra and Mr Asish bohra,
 Residing at #10, Accent royal,
 K R road, Basavanagudi,
 Bangalore – 560004.

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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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PriceMap

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

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What it is worth and what it costs to register.

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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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