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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 – Planning Permission

Application Number: SWP/BPA/032133/2023 dated 18.01.2024

Sir/Madam,

Subject : **Revised and additional Industrial Building** – District Town and Country Planning Office, Krishnagiri – Hosur New Town Development Authority – Krishnagiri District – Hosur Taluk – Hosur City Municipal Corporation – Motham Agraharam Village S.F.No. 41/2B;42/2A1, 2A3, 2B1, 2B2;43/1A, 2; 44/1A, 1B1, 1B2, 2A, 2B, 3A, 3B; 45/1, 2; 46/1A1, 1B1, 1B2,2; 48/2; 49/1A1, 1A2, 1A3, 1B, 2; 50/1A, 1B1, 1B2, 1B3; 51/1B, 2;52/1, 2A, 2B; 53/1A, 1B, 2; 56/1A, 1B, 2A; 57/1A;65/1A; 66/1B1;68/1B2,2B, 3B1;69/1B1A,1B2A,2B; 70; 71/1A, 6B2, and Kothakondapalli village, S.F.No:1A/1, 2, 3; 1B; 2/1; 8/1, 2A,2B1; 394 with a Site Area of 666000 S.qm – FSI Area of 122550 S.qm has been already approved Now additional site area has been added with already approved site area in Motham Agraharam Village S.F.No. 41/1A8, 1A9, 1A10, 1A11,1A12, 1A13, 1A14, 1A15, 1A16, 1A17, 1A18, 1A19, 1A20, 1A24,1A25, 1A36, 1A38, 1A39, 1A40,1A41, 1A42, 1A43, 1A44, 1A45,1A46, 1A47, 1A48, 1A49, 1A1A4, 1A1A8, 1A1A10, 1A1A1G, 1U, 1V,2A, 7; 42/1A,1B,2A2; 43/1B; 51/1A;56/2B1; 57/2B; 58/1B, 1C; 60/1,2A; 63/2C; 64; 65/1B; 66/1A, 1B2, 3; 67/1A1, 1A2, 2A1, 2A2, 3A1B, 3A1A, 3A2; 68/1A1, 2A, 3A, 3B2; 69/1A, 1B2C, 2A2, 2A3, 71/6B3 and Kothagondapalli village S.F.Nos. 3; 4/1A; 5/2; 6; 7/1, 2; 9/1A1, 1B1; 10/1; 11/1– Total Site area: 942271 S.qm –Total additional and revised industrial building FSI Area of 288673.19 S.qm – Planning permission issued – Forwarded for further action – Regarding.

- Reference :**
1. SWP/BPA/032133/2023 DTCP Technical concurrence issued date 02.12.2023.
 2. Applicant. M/s. TVS Motor Company Limited, Online Application Reference No. SWP/BPA/032133/2023, dated08.10.2023.
 3. Member Secretary, Hosur NDTA, Hosur proceeding Roc No.2494/2003, dt:14.01.2004. (Approval No:2A/2004)

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.01, 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009. '
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. District Officer, Fire & Rescue Services Department, Krishnagiri District Licence No:L.Dis.No.4023/A1/2022, Dated: 29.08.2022.
15. District Officer, Fire & Rescue Services Department, Krishnagiri District Licence No:L.Dis.No.3500/A1/2023, Dated:29.08.2023
16. Tamil Nadu Pollution Control Board, Chennai Proceedings No.T4/TNPCB/F.0587HSR/HSR/A/2023, Consent order No.2308250707395, dated 17.04.2023. (Category: Red)
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. Tamil Nadu Pollution Control Board, Chennai Proceeding No.T4/TNPCB/F.0587HSR/HSR/W/2023,Consent order No.2308150707395, dated 17.04.2023. (Category: Red)
19. Centage, Development, I & A fees, Shelter and Security Deposit Fees etc., paid by applicant on 22.12.2023.

Order :-

1. With reference to the 1st cited letter, the technical concurrence issued for revised and additional approval of Industrial building in addition to the Planning permission has already been issued in the reference 3rd cited for an FSI area of 122550sqm in a site area of 666000 Sqm at Krishnagiri District, Krishnagiri Taluk, Hosur NDTA/ Corporation, Motham Agraharam Village S.F.No. 41/2B; 42/2A1, 2A3, 2B1, 2B2; 43/1A, 2; 44/1A, 1B1, 1B2, 2A, 2B, 3A, 3B; 45/1, 2; 46/1A1, 1B1, 1B2, 2; 48/2; 49/1A1, 1A2, 1A3, 1B, 2; 50/1A, 1B1, 1B2, 1B3; 51/1B, 2; 52/1, 2A, 2B; 53/1A, 1B, 2; 56/1A, 1B, 2A; 57/1A; 65/1A; 66/1B1; 68/ 1B2, 2B, 3B1; 69/1B1A, 1B2A, 2B; 70; 71/1A, 6B2, and Kothakondapalli village S.F. No: 1A/1, 2, 3; 1B; 2/1; 8/1, 2A, 2B1; 394. Now an additional site area has been added to the already approved site area at in Motham Agraharam Village S.F.No. 41/1A8, 1A9, 1A10, 1A11, 1A12, 1A13, 1A14, 1A15, 1A16, 1A17, 1A18, 1A19, 1A20, 1A24, 1A25, 1A36, 1A38, 1A39, 1A40, 1A41, 1A42, 1A43, 1A44, 1A45, 1A46, 1A47, 1A48, 1A49, 1A1A4, 1A1A8, 1A1A10, 1A1A1G, 1U, 1V, 2A, 7; 42/1A, 1B, 2A2; 43/1B; 51/1A; 56/2B1; 57/2B; 58/1B, 1C; 60/1, 2A; 63/2C; 64; 65/1B; 66/1A, 1B2, 3; 67/1A1, 1A2, 2A1, 2A2, 3A1B, 3A1A, 3A2; 68/1A1, 2A, 3A, 3B2; 69/1A, 1B2C, 2A2, 2A3, 71/6B3 and Kothagondapalli village S.F.Nos. 3; 4/1A; 5/2; 6; 7/1, 2; 9/1A1, 1B1; 10/1; 11/1. In Kothagondapalli village S.F.No. 8/2B1 removed from already approved and with total Site area of 942271sqm with total additional and revised Industrial building FSI Area of 288673.19Sq.m.

The boundary of the site has been marked as "1 to 97" and "98 to 119" The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the revised and additional Industrial Building and numbered as B.P/DTCP No: 455/2023. By DTCP

The area statement for the proposed additional and revised from already approved Industrial building area details.

Area of Site – 942271sqm (As per patta)

Area of Site – 942484.78sqm (As per Document)

Block No	Block Name	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
1	Plant-1			
	Ground Floor	40401.16	–	40401.16
	Mezzanine Floor	8260.55	–	8260.55
2	Plant-2			
	Ground Floor	36216.81	–	36216.81
	Mezzanine Floor	10218.41	–	10218.41

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3	Plant-3 Building details: Industrial Building (Red Category)			
	Ground Floor	12837.44	-	12837.44
	Mezzanine Floor	2194.74	-	2194.74
4	Plant- 1 Stores			
	Ground Floor	3026.50	-	3026.50
	Mezzanine Floor	963.05	-	963.05
5	Plant- 3 - Sub Station			
	Ground Floor	715.56	-	715.56
6	Plant- 3 - Generator & Compressor Room			
	Ground Floor	630.36	-	630.36
7	Racing			
	Ground Floor	1113.75	-	1113.75
	First Floor	405.00	-	405.00
8	Fire Pump Shed			
	Ground Floor	118.14	-	118.14
9	Research and Development (R&D)			
	Ground Floor	6839.43	12.12	10442.98
	First Floor	3591.43		
10	Product Verification Lab			
	Ground Floor	4230.87	-	4230.87
	Mezzanine Floor	1143.23	-	1143.23
11	Vehicle Testing Group Area			
	Ground Floor	1825.85	-	1825.85
12	3 Poster Test Rigs Shed & Dust Tunnel			
	Ground Floor	848.75	-	848.75
13	Water Wading Area			
	Ground Floor	231.00	-	231.00
14	Alpha Shop			
	Ground Floor	3774.24	-	3774.24
	First Floor	3774.24	-	3774.24
15	QAD Lab			
	Ground Floor	2724.20	9.65	4968.31
	First Floor	2234.46		

16	Dining Hall			
	Ground Floor	716.94	–	716.94
17	Civil Office			
	Ground Floor	293.17	–	293.17
18	Plant – 1 Paint Store			
	Ground Floor	707.17	–	707.17
19	Plant – 1 Office			
	Ground Floor	1440.00	–	1440.00
	First Floor	1440.00	–	1440.00
20	Canteen			
	Ground Floor	1696.00	–	1696.00
	First Floor	1696.00	–	1696.00
21	Battery Charging Shed			
	Ground Floor	76.35	–	76.35
22	Entrance Complex			
	Ground Floor	867.02	–	867.02
23	Plant 2 Office Block			
	Ground Floor	1538.99	–	1538.99
24	Dining Hall & OHC Block			
	Ground Floor	2151.71	–	2151.71
25	Vehicle Spares Store			
	Ground Floor	2692.11	–	2692.11
26	Domestic Vehicle Storage			
	Ground Floor	29066.11	–	29066.11
	First Floor	20258.56	–	20258.56
27	Welcome Center (Proposed)			
	Ground Floor	2200.27	–	2200.27
	First Floor	806.28	–	806.28
28	Meditation Yoga Hall–1			
	Ground Floor	144.00	–	144.00
29	Meditation Yoga Hall–2			
	Ground Floor	183.60	–	183.60
	First Floor	183.60	–	183.60
30	Captive Power House			
	Ground Floor	1761.86	–	1761.86

31	CU Office			
	Ground Floor	286.32	–	286.32
32	Warranty Office			
	Ground Floor	947.00	–	947.00
33	Homologation Lab			
	Ground Floor	2455.25	–	2455.25
	First Floor	2455.25	–	2455.25
	Second Floor	2455.25	–	2455.25
	Terrace Floor	–	214.32	214.32
34	Paint Shop			
	Ground Floor	18703.42	57.75	39876.79
	First Floor	13851.38		
	Second Floor	7264.24		
35	EB Metering Room			
	Ground Floor	57.75	–	57.75
36	Scrap Yard			
	Ground Floor	2525.39	–	2525.39
37	DP Shed			
	Ground Floor	196.00	–	196.00
38	Civil Yard			
	Ground Floor	639.91	–	639.91
39	Effluent Treatment Recycling Plant			
	Ground Floor	1641.00	–	1641.00
40	Evaporator &Pre Treatment Plant			
	Ground Floor	359.05	–	359.05
	First Floor	185.44	–	185.44
	Second Floor	185.44	–	185.44
41	STP Plant			
	Ground Floor	44.00	–	44.00
42	Bunker Area Block–1			
	Ground Floor	504.63	–	504.63
43	Bunker Area Block–1			
	Ground Floor	407.05	–	407.05

44	Organic Compositing Centre			
	Ground Floor	337.40	–	337.40
45	Export Vehicle Storage			
	Ground Floor	7716.39	–	7716.39
46	Learning Centre Toilet			
	Ground Floor	97.50	–	97.50
47	Learning Centre			
	Ground Floor	1725.20	–	1725.20
	First Floor	197.60	–	197.60
48	Dog Kennel			
	Ground Floor	366.67	–	366.67
49	Cow Shed–1			
	Ground Floor	85.95	–	85.95
50	Cow Shed–2			
	Ground Floor	85.95	–	85.95
51	Weigh Bridge Room			
	Ground Floor	14.04	–	14.04
52	Car Parking Shed Type–1			
	Ground Floor	304.01	–	304.01
53	Car Parking Shed Type–2			
	Ground Floor	213.11	–	213.11
54	Creche Hall			
	Ground Floor	288.00	–	288.00
55	Employees Rest Shed–1			
	Ground Floor	288.00	–	288.00
56	Car Parking Shed Type–1			
	Ground Floor	304.01	–	304.01
57	Car Parking Shed Type–1			
	Ground Floor	304.01	–	304.01
58	Car Parking Shed Type–1			
	Ground Floor	304.01	–	304.01
59	Two Wheeler Parking Shed Type–2			
	Ground Floor	69.60	–	69.60
60	Two Wheeler Parking Shed Type–1			
	Ground Floor	120.00	–	120.00

61	Two Wheeler Parking Shed Type-1			
	Ground Floor	120.00	-	120.00
62	Two Wheeler Parking Shed Type-1			
	Ground Floor	120.00	-	120.00
63	Two Wheeler Parking Shed Type-1			
	Ground Floor	120.00	-	120.00
64	Two Wheeler Parking Shed Type-2			
	Ground Floor	69.60	-	69.60
65	Two Wheeler Parking Shed Type-1			
	Ground Floor	120.00	-	120.00
66	Two Wheeler Parking Shed Type-1			
	Ground Floor	120.00	-	120.00
67	Two Wheeler Parking Shed Type-2			
	Ground Floor	69.60	-	69.60
68	Two Wheeler Parking Shed Type-1			
	Ground Floor	120.00	-	120.00
69	Two Wheeler Parking Shed Type-1			
	Ground Floor	120.00	-	120.00
70	Two Wheeler Parking Shed Type-1			
	Ground Floor	120.00	-	120.00
71	Two Wheeler Parking Shed Type-2			
	Ground Floor	69.60	-	69.60
72	Employees Rest Shed-2			
	Ground Floor	381.25	-	381.25
73	Two Wheeler Parking Shed Type-1			
	Ground Floor	120.00	-	120.00

74	Security Rest Shed			
	Ground Floor	288.00	–	288.00
75	Spares & Materials Room			
	Ground Floor	144.00	–	144.00
76	Entrance Test Room			
	Ground Floor	96.00	–	96.00
77	Security Office			
	Ground Floor	61.12	–	61.12
78	Truck Parking Cooking Area			
	Ground Floor	167.45	–	167.45
79	Truck Parking Toilet			
	Ground Floor	22.44	–	22.44
	Total Area	288673.19	293.84	288967.03

Already Approved FSI Area : 122550 S.qm

Total Revised from already approved and
proposed additional FSI Area : 288673.19Sqm

The Technical Concurrence issued with the following Special and General
Conditions:

With the above area the technical approval for the revised and additional 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.03/2024**. planning permission period from **18.01.2024 to 17.01.2032**.

- 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) The OSR1 ear marked as (A1 to A40) area 63311.42Sqm and OSR2 ear marked as (B41 to B51) 31326.34sqm total OSR area 94637.76sqm shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41(1)(i).

- 2) Necessary Environmental clearance is to be obtained before issue of building permit from the local body.
- 3) It is the sole 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 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.
- 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 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. 2000057/-

Centage Charges : Rs. 1,00,900/-

Development Charges : Rs. 50,21,775/-

I & A Charges : Rs. 53396888/-

Shelter charges : Rs 33277694/-

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.
2. The Block Development Officer,
Hosur Panchayat Union, Hosur.

Copy to

M/s.TVS Motor Company Ltd,
Chaitanya No.12, Khader Nawaz khan road
Nungambakkam, Chennai- 600006.

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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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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RERA register



Every free tool
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Services we run
for you
/services



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.

