

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 – Planning Permission

Application Number : SWP/BPA/066419/2023 dated 17.04.2024

Sir/Madam

Subject :Residential Building – District Town and Country Planning Office, Krishnagiri –Hosur New Town Development Authority– Krishnagiri District –Hosur Taluk– Hosur City Municipal Corporation–Hosur Town– Hosur Taluk – Hosur Town – Ward – C, Block –17, T.S.No. 24/1A (Old S.F.No. 200/B (pt)– Site area of 2061.82 sq.m.– FSI area of Proposed Residential Building (Block–1&2 – 45 Dwelling Units) – 4771.35 Sq.m. (51,358.81Sq.ft.)– Planning permission issued – Forwarded for further action – Regarding.

Reference:

- 1) SWP/BPA/066419/2023 DTCP Technical concurrence issued date 29.02.2024
- 2) Application Reference No. SWP/BPA/066419/2023 received from Mr. N. Nallappan & K. Ravi Kumar Partners of City Garden Promoters,
- 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.

15. District officer, Fire and Rescue Services, Krishnagiri District NOC K. Dis No.3492/A1/2023, Dated:- 23.08.2023

16) Centage, Development, I & A fees, Shelter, Premium FSI ,Security Deposit Fee & OSR Fee Etc.. paid by applicant on 13.04.2024 & 26.03.2024

Order

1. With reference 1st Cited letter to the Technical concurrence issued for the proposed Residential building at Krishnagiri District, Hosur Taluk, Hosur Town, Ward – C, Block –17, T.S.No. 24/1A (Old S.F.No. 200/B (pt)– Site area of 2061.82 sq.m FSI area of Proposed Building is 4771.35 Sq.m.
2. The above site has been marked as "A to D". 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: 114/2024. By DTCP
3. The area statement for the Proposed Residential building is as below.
4. Area of Site

As Per Patta / TLSR– 2086.00 Sq.m.

Super imposed Plot Area – 2061.82sq.m.

The proposed Residential Building Area:

Description	FSI Area in Sq.m	Non-FSI Area in Sq.m.	Total Built– up area in Sq.m.	Uses and No. of dwelling units
Block–1				
Stilt Floor	–	434.39	434.39	Parking, Bath & W.C.
First Floor	434.39	–	434.39	4 Dwellings
Second Floor	434.39	–	434.39	4 Dwellings
Third Floor	434.39	–	434.39	4 Dwellings
Fourth Floor	434.39	–	434.39	4 Dwellings
Fifth Floor	434.39	–	434.39	4 Dwellings
Terrace Floor	–	31.44	31.44	–
Total – 1	2171.95	465.83	2637.78	20 Dwellings
Block–2				
Stilt Floor	–	519.88	519.88	Parking, Bath & W.C.
First Floor	519.88	–	519.88	5 Dwellings

Second Floor	519.88	–	519.88	5 Dwellings
Third Floor	519.88	–	519.88	5 Dwellings
Fourth Floor	519.88	–	519.88	5 Dwellings
Fifth Floor	519.88	–	519.88	5 Dwellings
Terrace Floor	–	31.87	31.87	–
Total –2	2599.40	551.75	3151.15	25 Dwellings
Grand Total (1+2)	4771.35	1017.58	5788.93	45 Dwellings

Total FSI Area – $2171.95 + 2599.40 = 4771.35$

FSI – 2.31 (Including Premium FSI)

- 1) With the above area the planning permission 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.D.A (K.D) No. 33/2024**. planning permission period from **17.04.2024 to 16.04.2032**
- 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.

General Conditions

1. Solar water heating system to be provided to the Existing and proposed Residential 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.14747.00 /-

Centage Charges : Rs.48400.00/-

Development Charges : Rs. 19524.00/-

OSR charges : Rs. 3368906.00/-

I & A Charges :Rs. 622136.00/-

Security Deposit Charges : Rs. 448568 /-

Premium FSI Charges : Rs. 5300100.00/-

CC Charges : 65440.00/-

Shelter charges : 317876.00/-

Display board charges :Rs.1,500/-

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.City Garden Promoters,

Represented partners Mr.Nallappan & Mr. Ravi Kumar

Door no 1227,18th Main road,

Kambar colony, Anna Nagar West,

Chennai 600040

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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What you are allowed to build here: floor space, height, coverage and setbacks.

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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

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