

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/068134/2023, Dt.25.04.2024



t : Residential buildings - District Town and Country Planning Office, Krishnagiri – Krishnagiri District – Hosur Taluk – Hosur panchayat union – Chennasandiram panchayat – Eluvapalli village – Sf no. 53/2, 3, 4 - Extent of site is 11100.00 Sq.m – Proposed Construction of Residential building –Planning Permission issued – Regarding.

- Reference :
- 1) Application Reference No. SWP/BPA/068134/2023 received from Mr Narendra babu, dt.30.11.2023.
 - 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
 - 3) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
 - 4) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
 - 5) G.O.No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 - 6) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
 - 7) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
 - 8) Deputy Director of town and country planning, Krishnagiri District, Roc no. 139/2024 KD, Dt. 23.01.2024.
 - 9) Gift deed no. 4984/2024, submitted by the applicant on 17.04.2024
 - 10) Centage and I&A fee paid by applicant on 13.04.2024

Order

The application seeking Planning Permission for the proposed construction of Residential buildings with Buildup area of 2831.73 Sq.m in the land bearing in S.F. No. 53/2, 3, 4, Eluvapalli village, Chennasandiram panchayat, Hosur panchayat union and taluk, Krishnagiri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection. Applicant directed to gift the driveway and OSR to the local body in 8th cited reference. Gift deed received from the applicant vide 9th cited reference. Centage and I & A charges paid by the applicant vide 10th cited reference.

The proposed site is earmarked “A to R” and Numbered as **L.P/D.D.T.C.P(K.D) No.67/2024** issued Site Approval.

The proposed Residential building Area:

Building Name	FSI Area in Sq.m	Non-FSI Area in Sq.m	Total Built up Area in Sq.m
Block-1 Ground floor	138.76	0	138.76
Head room	0	13.23	13.23
Block-2 Ground floor	138.76	0	138.76
Head room	0	13.23	13.23
Block-3 Ground floor	138.76	0	138.76
Head room	0	13.23	13.23
Block-4 Ground floor	116.42	0	116.42

Head room	0	12.97	12.97
Block-5 Ground floor	116.42	0	116.42
Head room	0	12.97	12.97
Block-6 Ground floor	116.42	0	116.42
Head room	0	12.97	12.97
Block-7 Ground floor	116.42	0	116.42
Head room	0	12.97	12.97
Block-8 Ground floor	116.42	0	116.42
Head room	0	12.97	12.97
Block-9 Ground floor	116.42	0	116.42
Head room	0	12.97	12.97
Block-10 Ground floor	116.42	0	116.42
Head room	0	12.97	12.97
Block-11 Ground floor	126.58	0	126.58
Head room	0	12.71	12.71
Block-12 Ground floor	135.15	0	135.15
Head room	0	12.71	12.71
Block-13 Ground floor	135.15	0	135.15
Head room	0	12.71	12.71
Block-14 Ground floor	135.15	0	135.15
Head room	0	12.71	12.71
Block-15 Ground floor	135.15	0	135.15
Head room	0	12.71	12.71
Block-16 Ground floor	135.15	0	135.15
Head room	0	12.71	12.71
Block-17 Ground floor	135.15	0	135.15
Head room	0	12.71	12.71
Block-18 Ground floor	135.15	0	135.15
Head room	0	12.71	12.71
Block-19 Ground floor	135.15	0	135.15
Head room	0	12.71	12.71
Block-20 Ground floor	135.15	0	135.15
Head room	0	12.71	12.71
Total	2574.15	257.58	2831.73

- 1) 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) No. 34/2024, Planning Permission period from 25.04.2024 to 24.04.2032.**
- 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 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 there under and do 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. 9th cited gift deed original to be handed over to the local body by the applicant.

The following fee and charges are collected as follows

Centage Charges	Rs.21000/-, Rs. 300/-, Dt. 13.04.2024
I & A Charges with interest (Auto calculated by swp)	Rs.557622/- Dt. 13.04.2024
Display board charges	Rs.1500/- Dt. 13.04.2024
CCC charges	Rs.30481/- Dt. 13.04.2024
Security deposit	Rs.266208/- Dt. 13.04.2024
OSRA charges	Rs.2266491/- Dt. 13.04.2024
Scrutiny fee	Rs.22313/-, Dt. 30.11.2023

To

The President,
Chennasandiram village panchayat,
Krishnagiri District.

Copy to

Mr C Narendra babu and 1 other,
No.3/108A, Arasanatti, Mokondapalli, Hosur – 635126.

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