

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/0091127/2023 dated 03.09.2024

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Subject : **HRB–Hospital Building** – District Town and Country Planning Office, Krishnagiri – Hosur New Town Development Authority – Krishnagiri District – Hosur Taluk –Hosur Panchayat Union – Naligabetta Agraharam Village in S.F.No.20/2B, 20/3B, 21/1B, 21/2, 21/3 with a total site extent of 24470.00 Sq.m – FSI Area of 22807.94 Sq.m Planning permission issued – Forwarded for further action – Regarding.

Reference:

1. SWP/BPA/0091127/2023/TCP7 DTCP Technical concurrence issued date 17.07.2024.
2. Applicant, The Chief Medical Officer, Government District Head Quarters Hospital, Hosur , Online Application Reference No.SWP/ BPA/ 0091127/2023, Dated:28.12.2023
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. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023. of Director of Town & Country Planning, Chennai (Circular)
15. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No. 20361/C1/2023, Dated:29.11.2023,PP NOC No.188/2023
16. Environmental Clearance F.No.10568/8(a)/ EC.No.1004/2023,Dated:07.02.2024.
17. HRB Meeting held on 29.02.2024, Subject No.02.

Order :-

1. With reference to the 1st cited Technical concurrence issued for the proposed High Rise Hospital building at Krishnagiri District, Hosur Taluk, Hosur Panchayat Union, Naligabetta Agraharam Village in S.F.No.20/2B, 20/3B, 21/1B, 21/2, 21/3 with a total site extent of 24470.00 Sq.m – FSI Area of 22807.94 Sq.m
2. The above HRB Hospital proposal was placed in High Rise Building Panel meeting held on 29.02.2024.The subject was discussed and suggestions of High Rise Building panel were obtained
3. The boundary of the site has been marked as "1 to 12".The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposed school building and numbered as B.P/DTCP No: 316/2024. By DTCP
4. The area statement for the Proposed High Rise Hospital building is as below.

Total Area of the Site – 24470.00 sq.m.

Hospital Building Area details in Sq.m.

Block No.	Description	FSI Area in Sq.m	Deduction Area in Sq.m	Non FSI Area in Sq.m	Total Built up (Sq.m)
1	Main Building				
	Ground Floor	3777.71	-	-	3777.71
	First Floor	2782.81	299.82	-	2782.81
	Second Floor	2782.81	299.82	-	2782.81
	Third Floor	2782.81	299.82	-	2782.81
	Fourth Floor	2782.81	299.82	-	2782.81
	Fifth Floor	2782.81	299.82	-	2782.81
	Sixth Floor	2782.81	299.82	-	2782.81
	Head Room	-	-	235.62	235.62
2	Kitchen, Medical & Surgical Storage				
	Ground Floor	695.59	-	--	695.59
	First Floor	663.46	-	--	663.46
	Head Room	-	-	40.14	40.14
3	Leprosy Ward				
	Ground Floor	151.99	-	-	151.99
	Head Room	-	-	25.02	25.02
4	Mortuary – Ground Floor	98.61	-	-	98.61
5	Bio Medical–Ground Floor	72.00	-	-	72.00
6	Laundry– Ground Floor	142.45	-	-	142.45
7	Canteen–Ground Floor	162.70	-	-	162.70
8	T.B Ward–Ground Floor	151.99	-	-	151.99
	Head Room	-	-	25.02	25.02
9	H.T.Room – Ground Floor	194.58	-	-	194.58
	Total Area	22807.94	1798.92	325.80	23133.74

Total FSI Area – 22807.94sq.m

- 1) With the above area the planning permission for the proposed school 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. 71/2024**. planning permission period from **03.09.2024 to 02.09.2032**.
- 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. OSR -1(earmarked as A to D) area 1849.26Sqm, OSR - 2 (earmarked as E to H) area 500.81Sqm, OSR - 3 (earmarked as J to M) area 1448.39Sqm, Total OSR 3798.46Sqm shown in the site plan should be retained as Open Space Reservation as per TNCD&BR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Noc cited in the reference 6 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Conditions stipulated in the Environmental Clearance cited in the reference 7 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
4. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital Buildings shall be followed
5. It is the sole responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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.
10. 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 School 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.

Deputy Director(FAC)
District Town and Country Planning Office,
Krishnagiri District,Hosur.

To

The president,
Nalligabetta Agraharam village,
Achettipalli panchayat,
Hosur Panchayat Union,
Krishnagiri District.

Copy to

The Chief medical officer,
Government district headquarters hospital,
Hosur.

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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An advocate's written opinion on the title, built on the records we pull for it.

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

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Seller background check

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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

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