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APPROVAL RECORD

Planning Permission

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.



**PROCEEDINGS OF THE DEPUTY DIRECTOR
KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

PRESENT: THIRU.R. RAJAGURU., M.Tech.,

Online Building Plan Application – Planning Permission

Application Number: SWP/BPA/0222085/2024, Dated 13.03.2026

Sir/Madam,

Subject : **Industrial Building** (Orange Category) - District Town and Country Planning, Krishnagiri District - Hosur Taluk / NTDA, Hosur Panchayat union Nagondapalli village & Panchayat S.F.Nos.171/1A1A, 1A1B, 1A1C, 1A1D, 1A1E, 1A1F, 1A2A, 1A2B,1A2C, 1B1, 1B2, 1B3,1B4, 1B5, 1B6, 171/2pt, 172/1A, 1B, 1C1, 1C2, 1C3, 1D1A, 1D1B, 1D1C, 1D1D, 1D2, 574/1, 2,3, 576/1, 2, 3, 4, 5, 577/1A, 1B, 1C, 2A1A, 2A1B, 2A1C, 578/1A1, 1A2, 1B1, 1B2, 1B3 Site area of 121547.00sq.m (As per patta) - FSI area of 74451.15sq.m-Technical Approval issued - Forwarded for further action - Regarding.

- Reference:**
1. SWP/BPA/0222085/2024 DTCP Technical concurrence issued by DTCP Chennai on 29.06.2024.
 2. Applicant. M/s. Anantha Infra and M/s. Avigna spaces LLP and 12 others, Online Application Reference No. SWP/BPA/0222085/2024, Dated: 11.05.2024
 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.
8. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
of Director of Town & Country Planning, Chennai
(Circular)
14. District Fire & Rescue Services, Krishnagiri District, Fire NOC
L.Dis.No:1920/A1/2024,Dated:10.05.2024
Online No:TN- 3320240508102.
15. Superintending Engineer, Water Resource Department, Pennayar Basin Division letter no.Ko.600/VAA/2023,Dated:10.05.2023.(Culvert Noc)

16. Block Development Officer, Hosur Panchayat Union letter No.4003/2022/E6,Dated:12.05.2023.
(Approach Road Certificate)
17. Centage, Development, I & A fees, Shelter and Security Deposit Fees etc., paid and submitted on 04.03.2026.
18. The Chairman/District collector, Hosur New Town Development Authority, Resolution No.03 Dated 12.03.2026

Order :-

1. With reference to the 1st Cited Technical concurrence issued for approval for industrial building at Krishnagiri District, Hosur Taluk / NTDA, Hosur Panchayat Union Nagondapalli village and Panchayat S.F.Nos.171/1A1A, 1A1B, 1A1C, 1A1D, 1A1E, 1A1F, 1A2A, 1A2B,1A2C, 1B1, 1B2, 1B3, 1B4, 1B5, 1B6, 171/2pt, 172/1A, 1B, 1C1, 1C2, 1C3, 1D1A, 1D1B, 1D1C, 1D1D, 1D2, 574/1, 2,3, 576/1, 2, 3, 4, 5, 577/1A, 1B, 1C, 2A1A, 2A1B, 2A1C, 578/1A1, 1A2, 1B1, 1B2, 1B3 Site area of 121547.00sq.m (As per patta) and FSI area of 74451.15sq.m
2. 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: 275 /2024**, The boundary of the site has been marked as **A to Z**

The area statement for the Proposed Industrial building (Orange Category) is as below.

Area of Site- 121547.00 sq.m (As per Patta)

Area of Site- 121417.67 sq.m (As per Super Imposed)

Proposed Industrial Building Area Statement in Sq.m

S.NO	Description	FSI(Sqm)	Non FSI Area (Sq.m)	Total Build up Area(Sqm)
1	Block - I			
	Ground Floor	3912.75	-	3912.75
	Mezzanine Floor	194.88	-	194.88
2	Block - II			
	Ground Floor	2848.50	-	2848.50
	Mezzanine Floor	141.75	-	141.75
3	Block - III			
	Ground Floor	28083.23	-	28083.23
	Mezzanine Floor	1409.40	-	1409.40
4	Block - IV			
	Ground Floor	28113.34	-	28113.34
	Mezzanine Floor	1409.40	-	1409.40
5	Block - V			
	Ground Floor	7525.52	-	7525.52
	Mezzanine Floor	376.38	-	376.38
6	Block - VI			
	Ground Floor	208.00	-	208.00
	First Floor	208.00	-	208.00
7	Block - VII Guard Room			
	Ground Floor	20.00	-	20.00
	Total	74451.15		74451.15

TOTAL FSI Area : 74451.15 Sqm

The proposed Industrial building resolution obtained from The Chairman/ District Collector, Hosur New Town Development Authority, Resolution number 03, Dated 12.03.2026.

The above area the technical approval for the Proposed 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. 42/2026.**

Planning Permission Period from 13.03.2026 to 12.03.2034.

- 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 OSR-1 (ear marked as 1 to 9) area 10657.10sqm, OSR-2 (ear marked as 10 to 18) area 2186.85sqm, total OSR 12843.95Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Culvert Noc cited in the reference 15 issued by Superintending Engineer, Water Resource Department, Pennayar Basin Division is to be followed scrupulously.
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 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 Revised and Additional 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.

The following charges are collected as follows:

Centage Charges	Rs.300/-, Rs.9000/-
I & A Charges	Rs. 17494301/-
Display board charges	Rs.1500/-
Development charges for land	Rs. 401384/-
Development charges for building	Rs. 614657/-
Shelter Charges	Rs.1650542/-
Scrutiny fee	Rs. 331223/-

Deputy Director
District Town and Country Planning Office,
Krishnagiri District,Hosur

To

Special Officer/ Block Development Officer

Hosur Panchayat union,
Nagondapalli Village
& Panchayat,
Krishnagiri District.

Copy to

M/s. ANANTHA INFRA,
Mr. Paturu Deviprasad,
No. 37/2, First Floor, 4th Cross,
Aga Abbas Ali Road,
Bengaluru- 560042.

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