

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 – Technical Approval

Application Number: SWP/BPA/405222/2024, Date.06.01.2025.

1,

Subject : **Industrial Building** (Green Category) – District town and country planning office, Krishnagiri District– Krishnagiri District – Shoolagiri Union/ Taluk– Ullatti Panchayat / Village - S.F.Nos. 102/2C2,102/4,102/5 & 102/6 - Site area of 22568.00Sq.m. - FSI area of Proposed Industrial Building: 10364.40 Sq.m with 1000.00 HP – Technical sanction issued – Forwarding for further action - Regarding.

- Reference :**
1. Director of Town and country planning, Chennai, Letter no: SWP/BPA/405222/2024, Dt.03.01.2025.
 2. M/s.Impressive 9 LLP Mr.Yeshpal lunkar and two others, Online Application Reference No. SWP/BPA/405222/2024/TCP7, Received Dated: 04.12.2024.
 3. Deputy Director, Krishnagiri District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/405222/2024, Dated: 29.11.2024.
 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. 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.79, Housing and Urban Development Department, Dated: 04.05.2017.
 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. 21075/2009/BA1, Dated: 27.06.2012.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
 15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
 16. Join Director, Agriculture DepartmentK. Dis .No/E1/6798/2024 Dated.03.09.2024
 17. District Fire & Rescue Services, Krishnagiri District Noc. L.Dis.No: 3505/A1/2024, Dated: 03.09.2024.
 18. MSME App.IDNo. 166209-237998, App. Ref.No. 405222.
 19. Centage and I&A Charged paid by the applicant on 06.01.2025.

Order

With reference to the letter in the 2nd cited, the applicant M/s.Impressive 9 LLP Mr.Yeshpal lunkar and two others has requested for the approval of Proposed Industrial building at Krishnagiri District, Shoolagiri union/ Taluk, Ullatti Panchayat / Village, S.F.Nos. 102/2C2,102/4,102/5 & 102/6, Site area of 22568.00 Sq.m.- FSI area of Proposed Building :- 10364.40 Sq.m with 1000.00 HP. The applicant request has been accepted and the boundary of the site has been marked as “A to T”, technical Clearance was issued by Director of town and country planning for building drawing, numbered as **B.P/DTCP: 643/2024** in reference no. 01.

The proposed Industrial 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	3461.40	0	3461.40
Block 2 – Ground floor	6903.00	0	6903.00
Total	10364.40	0	10364.40

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) SWP No.01/2025** The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

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. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Special Conditions

1. The OSR(1)- 1376.70Sq.m + OSR(2)- 900.00 Sq.m. Total OSR Area(1 to 10) = 2276.70 Sq.m. (10.10%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.

7. 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.
8. Existing channel shown in the site plan should be retained as channel in the site.

General Conditions

1. Solar water heating system to be provided to the proposed 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.
11. The local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 9th cited above. The payment of charges shall be made under the following head of account.

Head of Account

0217 Urban Development – 60 other Urban Development Schemes – 800 other Receipts-AS Receipts under Land use Conversion Charges- 227 non-Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

The following fee and charges are collected as follows

Centage Charges : Rs.6500/-, Rs.300/-, Dt. 06.01.2025.
 I & A Charges : Rs.1948620/-, Dt. 06.01.2025.
 Display board charges: Rs.1500/-, Dt. 06.01.2025.
 Shelter charges : Rs.10127/-, Dt. 06.01.2025.
 Development charges for land: Rs.67704/-, Dt. 06.01.2025.
 Development charges for building: Rs.77738/-, Dt. 06.01.2025.
 Scrutiny fees : Rs.54581/-, Dt. 27.11.2024

To

Special Officer,
 Ullatti village panchayat,
 Krishnagiri District.

Copy to

Mr Yeshpal Lunkar and 2 others,
 D no. 18/11, Shanti Kunj,
 Krumbigal road,
 Mavalli, Basavanagudi,
 Bangalore - 560004.

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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One Map

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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

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Capital gains

Floor space index

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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