

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/ 439280/2025, Date. 29 .01.2025.

Subject : Commercial building (SHOP) – District town and country planning office, Krishnagiri District– Krishnagiri District – Uthangarai Taluk – Mathur Panchayat Union - Vanipatti Panchayat - Reddipatti Village in S.F.Nos: 64/2B1 pt in Plot No. CP -31/C in Approved Industrial Layout No. 175/2023 - With an extent of 0.265 Acre- FSI Area of 617.84 Sq.m – Technical sanction issued – Forwarding for further action - Regarding.

Reference :

1. Applicant. M/s. J K Enterprises, ,Online Application Reference No. SWP/BPA/ 439280/ /2025, Dated: 04.01.2025.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
8. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
11. Tamil Nadu Fire and Rescue Services Department, District Officer, Fire & Rescue Services, Krishnagiri, L.Dis.No.4700/ A1/2024, Online , Dated:13.12.2025.
12. I & A charges and centage charges paid by applicant on 29 .01.2025.
13. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.

Order

With reference to the letter in the 1st cited, the applicant M/s. J K Enterprises, Hosur, has requested for the approval of under construction of Proposed Commercial Building (Shops) at Krishnagiri District, Uthangarai Taluk, Mathur Panchayat Union- Vanipatti Panchayat and Reddipatti village SF No in 64/2B1 Plot No. C P 31/C in Approved Industrial Layout No. 175/2023 - With an extent of 0.265 Acre - FSI Area of **1075.50** Sq.m. Technical Clearance issued

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	294.34	-	294.34
First Floor	294.34	-	294.34
Head room	-	31.82	31.82
Toilet block	29.16	-	29.16
Total	617.84	31.82	649.66

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.07/2025** 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. 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 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 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 13th 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

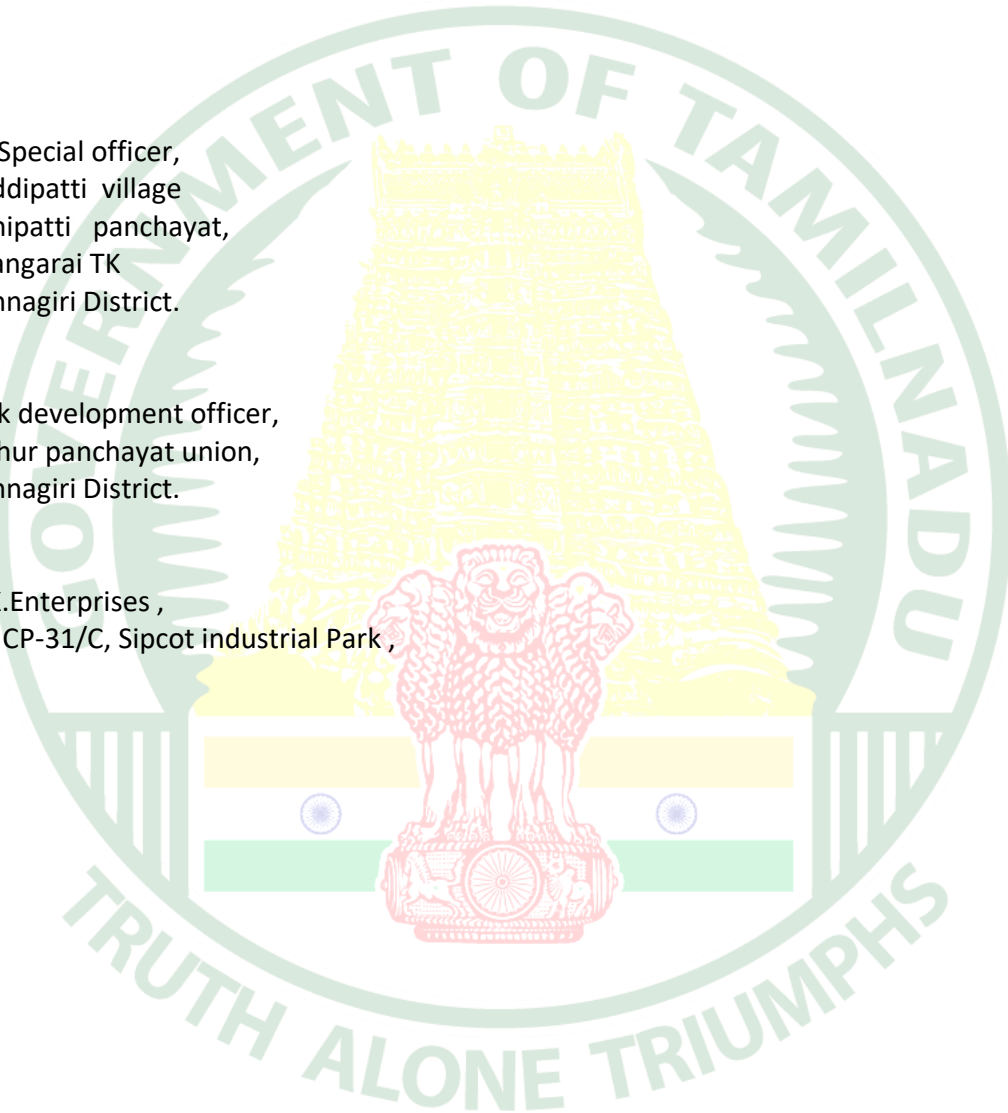
Centage Charges land and building : Rs.300/-, Rs. 1600/-, Dt.29.01.2025
I & A Charges : Rs. 116184/-, Dt. 29.01.2025
Security Deposit : Rs 58092/- Dt. 29.01.2025
Display board charges: Rs.1500/-, Dt. 29.01.2025
DC for Land : Rs.3219 /-, Dt. 29.01.2025
DC for Building : Rs.4635 /- Dt. 29.01.2025
Scrutiny fees : Rs.2909 /-, Dt.04.01.2025

To

1. The Special officer,
Reddipatti village
Vanipatti panchayat,
Uthangarai TK
Krishnagiri District.
2. Block development officer,
Mathur panchayat union,
Krishnagiri District.

Copy to

M/s. J.K.Enterprises ,
Plot No CP-31/C, Sipcot industrial Park ,
Bargur ,



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.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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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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Build Scope

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

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

Records and verification

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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
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The LandLens
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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

