

PP

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 MEMBER SECRETARY / 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/546482/2025,

Dated 18.08.2026.

Sir/Madam,

Subject: HRB – High–Rise Industrial Building (Manufacturing of Circuit – Red Category) – District Town and Country Planning, Krishnagiri District – Hosur New Town Development Authority – Krishnagiri District – Hosur Taluk / Panchayat union – Viswanathapuram Village – S.No.3/1(part) in Approved ELCOT I.T Park Layout No. LP/DTCP No.144/2021 – Plot No.8 with a total Site extent of 50066.36Sqm – Total FSI area of 67801.60Sqm with 32032.00 HP – Planning Permission issued – Forwarded for further action – Regarding.

- Reference:**
1. SWP/BPA/546482/2025/TCP7, Technical concurrence issued by CTCP Chennai on 04.07.2026.
 2. Applicant. **M/s. Ascent Circuits Pvt Ltd, represented by its Chief operating officer, Mr. Pravin Raghunath Alurkar, Krishnagiri,** Online Application Reference No. SWP/BPA/0546482/2025, Dated:31.05.2025.
 3. HRB (High–Rise Building) meeting held on 14.11.2025 (Subject No.8)
 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.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. Director of Town & Country Planning, Chennai (Circular) Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
15. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
16. G.O. No.154, Housing and Urban Development Department, Dated: 07.10.2025.
17. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
18. DGP / Director, Tamil Nadu Fire and Rescue Services Department, Krishnagiri District, Letter No. PP NOC No: 131/2025, Dated:18.07.2025. (Token No. 299997)
19. Fire NOC Amendment from DGP / Director, Tamil Nadu Fire & Rescue Services Department, Dated:30.09.2025. (Online Token No.324377).
20. District Environmental Engineer, Tamil Nadu Pollution Control Board, Chennai, Consent for Establishment Proceedings No. T1/ TNPCB/ F.4062HSR/ RL/HSR/A/2025 Dated: 25.08.2025. (Consent Order No. 2501264994215) (Category: RED).
21. District Environmental Engineer, Tamil Nadu Pollution Control Board, Chennai, Consent for Establishment Proceedings No. T1/TNPCB/ F.4062HSR/ RL/HSR/W/2025 Dated: 25.08.2025. (Consent Order No. 2501164994215) (Category: RED).
22. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA)Environmental clearance Identification No.EC25C3806TN5879087NFile No.11955, (Category: B2, Dated:25/04/2025)
23. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), corrigendum File No.12558, Identification No.EC25C3806 TN5879087N, (Category: B2, Dated:09/09/2025).
24. Deputy Director, Krishnagiri District Letter Roc. No. 1485/2026, dated: 28.07.2026.

25. Applicant, **M/s. Ascent Circuits Pvt Ltd**, represented by its Chief operating officer, **Mr. Pravin Raghunath Alurkar**, Krishnagiri, letter Dated: 06.08.2026
26. Demand payment Request Letter, dated: 08.07.2026 (requiring payment of Centage Fee Charge, Development Charges, Display Board Charges & I & A Charges).
27. Applicant, **M/s. Ascent Circuits Pvt Ltd**, represented by its Chief operating officer, **Mr. Pravin Raghunath Alurkar**, Krishnagiri, letter Dated: 17.08.2026. (Fees paid on 15.07.2026)
28. HNTDA Meeting No. 144, Resolution No. 07, Dated: 17.08.2026.

ORDER:-

With reference to the 1st Cited Technical concurrence issued for approval for the Proposed construction of High–Rise Industrial Building (Manufacturing of Circuit) in Krishnagiri District, Hosur Taluk / HNTDA, Hosur Panchayat Union, Viswanathapuram Village, S.No.3/1(part) in Approved ELCOT I.T Park Layout No. LP/DTCP No.144/2021, Plot No.8 with a total site extent of 50066.36Sqm with a Total FSI area of 67801.60Sqm.

The Above HRB Industrial Building Proposal was placed in High Rise Building Panel meeting held on 14.11.2025. The subject was discussed and suggestions of High–Rise Building panel were obtained.

The Assistant Director / Deputy Director(i/c) of Krishnagiri District Town and Country Planning Office, has recommended the proposal with a site inspection remark. Based on the Assistant Director / Deputy Director (i/c) of Krishnagiri District Town and Country Planning Office recommendation and High–Rise Building Panel recommendation the applicant request has been accepted.

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: 460 / 2026** by CTCP Chennai.

Special Condition of Structural Design report and drawing for the entire structure vetted from PWD in Technical Concurrence is called from the applicant vide 24th cited letter and the conditions has been fulfilled.

After Technical Concurrence from CTCP, the said proposal is placed in the HNTDA meeting vide 29th cited letter and the resolution have been passed.

The area statement for the High–Rise Industrial building (RED Category) is as below.

Area of Site – 50066.36Sqm

High Rise Industrial Building Area Statement in Sqm

Sl.No	Block & Floor Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m
1.	Block–1 Production Block₹			
	Ground Floor	18545.75	–	18545.75
	Ground Mezzanine	4236.40	–	4236.40
	First Floor	18575.31	–	4236.40
	First Mezzanine	4936.10	–	4936.10
	Second Floor	10635.75	–	10635.75
	Second Mezzanine	4121.40	–	4121.40
	Head Room	–	290.19	290.19
2.	Block–2 – Cafeteria Block			
	Ground Floor	714.45	–	714.45
	First Floor	714.45	–	714.45
	Second Floor	794.00	–	794.00
	Head Room	–	78.40	78.40
3.	Block–3 – MVRE & ATFD			
	Ground Floor	1000.00	–	1000.00
	First Floor	370.25	–	370.25
	Second Floor	370.25	–	370.25
	Head Room	–	64.21	64.21
4.	Block–4 Chemical Store			
	Ground Floor	514.70	–	514.70
	First Floor	514.70	–	514.70

5.	Block-5 Panel Room (Near Transformer Yard)			
	Ground Floor	430.00	-	430.00
6.	Block-6 Pump Room			
	Ground Floor	207.00	-	207.00
7.	Block-7 Security & Creche			
	Ground Floor	254.18	-	254.18
	First Floor	254.18	-	254.18
	Head Room	-	34.84	34.84
8.	Block-8 Security - 2 Nos			
	Ground Floor	23.12	-	23.12
9.	Block-9 Electrical Room			
	Ground Floor	45.00	-	45.00
10.	Block-10 Weigh Bridge			
	Ground Floor	32.00	-	32.00
11.	Block-11 Connecting Bridge			
	First Floor Level connecting bridge	61.92	-	61.92
12.	Block-12 Tanks			
	Ground Floor	211.24	-	211.24
13.	Block-13 - Telecom Room			
	Ground Floor	12.92	-	12.92
14.	Block-14 - Hazardous Waste			
	Ground Floor	226.53	-	226.53
	Total	67801.60	467.64	68269.24

Total FSI Area: 67801.60Sqm

The technical approval for the Proposed Industrial Building area 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. 122/2026. Planning Permission period from 18.08.2026 to 17.08.2034.**

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. Structural Design report and drawing for the entire structure vetted from PWD has been obtained and the design should be followed Department is to be followed scrupulously.
2. Conditions stipulated in the NOC cited in the reference 18th and reference 19th issued by DGP/Director Tamil Nadu Fire & Rescue Services Department is to be followed scrupulously.
3. Conditions stipulated in the Environmental Clearance cited in the reference 22 and 23 issued by Member Secretary, EIA Department is to be followed scrupulously.
4. Conditions stipulated in the CTO cited in the reference 20th & 21th issued by District Environmental Engineer, Tamil Nadu Pollution Control Board, Chennai is to be followed scrupulously.
5. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
6. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the empaneled agency is to be submitted before issue of Planning Permission from the District Town and Country Planning Office Krishnagiri District.
7. It is the sole responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
9. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 Surveyor 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.

10. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
11. As per Circular No. 05013/2015/MP dated 19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.
12. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.
13. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference –3 relating to installation and use of solar energy system, should be followed.
14. Government Exclusion at the proposed site. List of water resources. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition. It is informed that the approval given to them will be cancelled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
16. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
17. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.
18. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.

On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

GENERAL CONDITIONS:

1. After The Deputy Director, Krishnagiri District Town and Country Planning Office have issued the Planning permission, (i) if wrong information has been submitted by the petitioner to obtain the planning permission or (ii) if the correct procedures as per law have not been followed, the Joint Director has the right to change or cancel the planning permission based on the above reasons.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
5. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
6. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building.
7. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.
8. Mosquito netting to be provided at OHT and well.
9. Adequate fire prevention and firefighting equipment shall be installed in the proposed construction as required by law.
10. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO.16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
14. Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be followed.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.

18.Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by The Deputy Director, Town & Country Planning if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

19.The Applicants/developer and also the architects/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.

20.Setbacks should be retained as per Approval drawing.

The following fee and charges are collected as follows.

Scrutiny Charge	Rs. 204938.00, Dated: 31.05.2026.
Centage Charge for Land	Rs. 600.00, Dated: 15.07.2026.
Centage Charge for Building	Rs. 64000.00, Dated: 15.07.2026.
Infrastructure and Amenities Charges	Rs. 25432500.00, Dated: 15.07.2026.
Display Board Charges	Rs. 10000.00, Dated: 15.07.2026.
Development Charge for Land	Rs. 150210.00, Dated: 15.07.2026.
Development Charge for Building	Rs. 512175.00, Dated: 15.07.2026.
Shelter Charges	Rs. 178255.00, Dated: 16.07.2026.
Premium FSI Charges	– NIL –
Osr Fees	– Reserved as OSR

Further, the Applicant has requested to approach **The Special Officer / Block Development officer, Hosur Panchayat Union** for the Final Approval of Industrial Building.

The Special Officer / Block Development officer, Hosur Panchayat Union is requested to give the final approval for the Industrial Building to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

Member Secretary / Deputy Director,
District Town and Country Planning Office,
Krishnagiri District, Hosur.

To,

The Special Officer / Block Development officer,
Hosur Panchayat Union, Viswanathapuram Village, Hosur Taluk, Krishnagiri.

Enclosure

Original Map and Condition – 1 set

Copy to

M/s. Ascent Circuits Pvt Ltd
Rep by Pravin Raghunath Alurkar
Plot No.8, Elcot, Viswanathapuram,
Hosur Taluk, Krishnagiri – 635109.

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

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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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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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The registers themselves, read for you.

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Patta and Chitta

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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

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

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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.

