

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/584833/2025** Dated 17.12.2025

Sir/Madam,

Subject : **Revised and Proposed Additional Industrial Building**– District Town and Country Planning, Krishnagiri District – Hosur Panchayat Union / Taluk –Viswanathapuram Panchayat / Village – Plot No.2 – S.F. No.3/1Pt With site extent of 41379 .68 Sq.m – FSI Area of existing approved Industrial building – 6759.90 Sq.m– Revised and Additional proposed FSI Area of 13000.94 Sq.m. with 824.00 HP–Technical Approval issued – Forwarded for further action – Regarding.

Reference: 1. SWP/BPA/584833/2025 DTCP Technical concurrence issued by DTCP Chennai on 26.11.2025.
2. Applicant Mr.Sathish , Krishnagiri District , Application Reference No. SWP/BPA/ 584833 /2025, Received Dated: 18.07.2025.
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. District officer, Krishnagiri District Fire & Rescue service department PP NOC No.3500/NOC/NMSB/2025 date.06.10.2025.
16. Centage, Development, I & A fees, Shelter and Security Deposit Fees etc., paid and submitted on 17.12.2025.

Order :-

1. With reference to the 1st Cited Technical concurrence issued for approval for Revised and Additional Industrial building at Krishnagiri Hosur Panchayat Union / Taluk –Viswanathapuram Panchayat / Village – Plot No.2 – S.F. No.3/1Pt With an extent of 41379 .68 Sq.m ,FSI Area of existing approved Industrial building 6759.90 Sq.m, has been already approved. Revised and Additional proposed FSI Area of 13000.94 Sq.m with 824.00 HP
2. The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above Revised and Additional Industrial building and numbered as B.P/DTCP No: 601/2025 by DTCP Chennai.
3. The area statement for the Revised and Additional Industrial building is as below.

Area of Site as per document – 48724.15 Sq.m

Area as per site – 41379.68 Sq.m.

Building details -Existing Approved Industrial Building area

Block No	Block Name	FSI Area in (Sq.m	Non-FSI Area in (Sq.m	Total Built-up area in (Sq.m)
Constructed				
1	Main Block	5329.8	-	5329.8
	Mezzanine Floor	559.37	-	559.37
2	Pump house	200.00	-	200.00
Not Constructed				
1	Main Block Mezzanine floor	493.43	-	493.43
3	Security -1 Ground Floor	15.00	-	15.00
4	Security -2 Ground Floor	8.00	-	8.00
5	Scrap Yard Ground floor	114.00	-	114.00
6	Toilet Block	40.30	-	40.30
	Total	6759.90	-	6759.90

Revised and Proposed of Additional Industrial Building area

Block No	Block Name	FSI Area in (Sq.m	Non-FSI Area in (Sq.m	Total Built-up area in (Sq.m)
Revised				
1	Main Block Ground Floor	5612.84	-	5612.84
	First Floor	576.43	-	576.43
2	Pump House	200.00	-	200.00
Proposed				
1A	Main Block Expansion Ground Floor	4132.96	-	4132.96
	Mezzanine Floor	681.29	-	681.29
	Canopy	111.60	-	111.60
7	Scrap Yard- 1 Ground Floor	139.76	-	139.76
8	Scrap Yard-2 Ground Floor	150.00	-	150.00
9	Covered Parking shed -1 GF	408.10	-	408.10
10	Covered Parking shed -2 GF	377.00	-	377.00

11	Covered Parking shed -3 GF	377.00	-	377.00
12	Security -1 GF	12.00	-	12.00
13	Fire water tank GF	61.23	-	61.23
14	STP / ETP GF	64.23	-	64.23
15	Dissolved Acetyline GF	25.00	-	25.00
16	Pure Hydrogen GF	25.00	-	25.00
17	Commercial Hydrogen GF	37.50	-	37.50
18	Security -2 GF	9.00	-	9.00
19	Diesel Generator GF	-	36.37	36.37
20	Liquid Gas storage GF	-	235.27	235.27
21	Chiller Plant GF	-	73.32	73.52
22	HT yard GF	-	60.00	60.00
23	Fire Hydrant pipeline GF	-	650.28	650.28
	Grand Total	13000.94	1055.24	14056.18

1) Total FSI Area = 13000.94 Sq.m

2) Total Builtup Area = 14056.18 Sq.m

(Revised and Proposed of Additional Industrial Building area) FSI – 0.314

The above area the technical approval for the Revised and Proposed of Additional 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.DA (K.D) No. 164/2025**. planning permission period from **17.12.2025 to 16.12.2033**.

- 3) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
- 4) 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.
- 5) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Special Conditions :-

1. It is the sole 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 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 fee collected from the applicant are as follows.

Scrutiny fee :Rs. 76388 /-
Centage Charges : Rs.11300/-
Development Charges : Rs. 125565 /-
I & A Charges :Rs. 2446640 /-
Shelter charges: Rs 39145 /-
Display board charges :Rs.1500/-

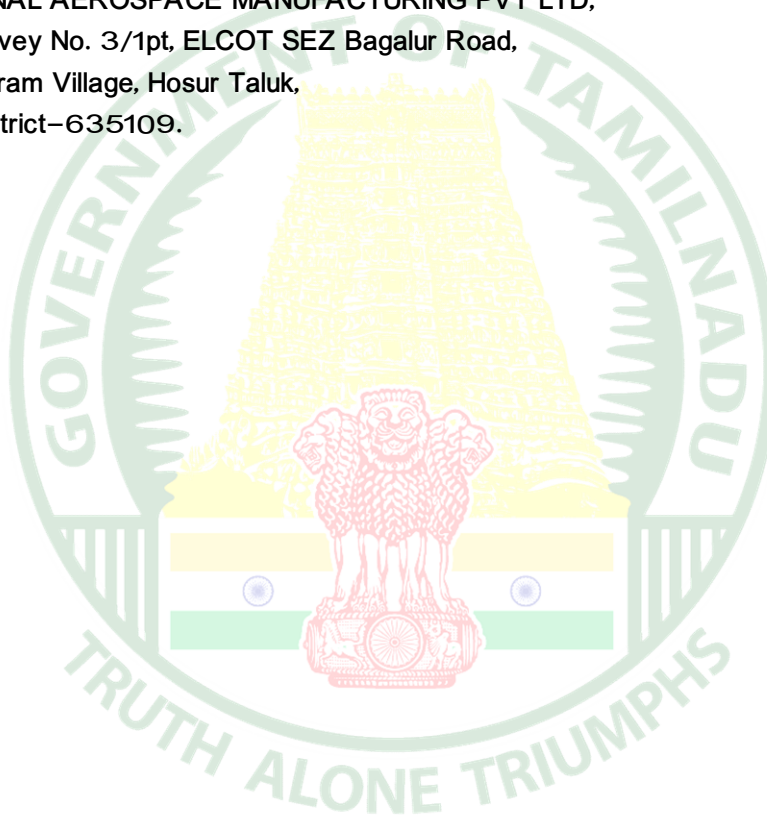
**Assistant Director/Deputy Director (F.A.C)
District Town and Country Planning Office,
Krishnagiri District,Hosur**

To

1.Special Officer/ Block Development Officer,
Hosur Panchayat union,
Viswanathapuram Village,
Viswanathapuram Panchayat,
Hosur Taluk,
Krishnagiri District.

Copy to

Mr. Sathish, S/o. Sivaraman (CFO & Company Secretary),
INTERNATIONAL AEROSPACE MANUFACTURING PVT LTD,
Plot No.2, Survey No. 3/1pt, ELCOT SEZ Bagalur Road,
Viswanathapuram Village, Hosur Taluk,
Krishnagiri District-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.

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Legal Opinion

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

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EC Analyzer

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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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Who holds it, and which office keeps the record.

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Legal opinions, due diligence and title verification

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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.

