

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.

KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING, OFFICE

Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/615603/2025, Dt.10.02.2026



ect : Industrial Building (Green Category) - District Town and Country Planning Office, Krishnagiri – Krishnagiri District – Shoolagiri Taluk – Shoolagiri Panchayat Union – Shoolagiri panchayat and Village – Sf no. 217/2B, 219/2B2, 219/3A, 220/2A2A, 220/4B, 221/6A2A & 221/6B2A - Extent of site is 25301.77 Sq.m – Proposed Construction of Industrial Building – Technical Approval Issued – Regarding.

- Reference :
- 1) Application Reference No. SWP/BPA/615603/2025 received Mr.RAJENDRA R BHAT, Dt.01.12.2025
 - 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
 - 3) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
 - 4) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
 - 5) 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.
 - 6) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
 - 7) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
 - 8) District Officer, Fire and Rescue services, Krishnagiri District, PP NOC No. 3953/NOC/NMSB/2025, Date: 29.07.2025.
 - 9) Centage and I&A fee paid by applicant on 10.11.2025
 - 10) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 - 11) Joint Director of Agriculture, Krishnagiri District, Roc no. E1/577/2022, Dt.28.01.2022

Order

The application seeking technical approval for the Proposed construction of Industrial Building with a buildup area of 3196.25 Sq.m at an site extent of 25301.77 Sqm in the land bearing in S.F. No. 217/2B, 219/2B2, 219/3A, 220/2A2A, 220/4B, 221/6A2A & 221/6B2A of Shoolagiri village and panchayat, Shoolagiri Panchayat Union, Shoolagiri Taluk, Krishnagiri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The proposed site was earmarked “1 to 13” and Numbered as **L.P/D.D.T.C.P(K.D) No.31/2026**, Site approval order 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 – Area of proposed Main Building	2600.00	0	2600.00
Block 2 – Area of Proposed	56.00	0	56.00

LT Panel & D.G.Room			
Block 3 – Area of proposed Pump Room	69.56	0	69.56
Block 4 - Area of proposed Compressor Room	30.00	0	30.00
Block 5 - Area of proposed Labour Locker Room	340.00	0	340.00
Block 6 - Area of proposed Toilet	149.00	0	149.00
Block 7 - Area of proposed Security Office	0	6.25	6.25
Total Built up Area	3190.00	6.25	3196.25

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)No.13/2026**

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.

Special Conditions

1. The OSR shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 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.

General Conditions

1. Solar water heating system to be provided to the Existing and proposed industrial building. Solar photo voltaic panels to be erected at the 1/3portion 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 10th 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 charges are collected as follows

Centage Charges	Rs.2400/-, Rs.2500/-, Dt 21.01.2026
I & A Charges	Rs. 601600/-, Dt. 21.01.2026
Display board charges	Rs.1500/-, Dt. 21.01.2026.
Development charges for land	Rs. 76365/-, Dt. 21.01.2026.
Development charges for building	Rs. 24375/-, Dt. 21.01.2026.
Scrutiny fee	Rs.44346/-, Dt.01.12.2025 & Rs.300/- Dt 24.12.2025
Shelter Fee	Rs.276/-, Dt 21.01.2026

To

Special Officer,
Shoolagiri village panchayat,
Krishnagiri district.

Copy to

M/S.BESANT BETONS,
Mr.RAJENDRA R BHAT, Manager,
No 270, New Experience centre,
100 feet road, Indira Nag,
Hal 2nd stage, Bengaluru -560038

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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Property Tracker

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Deal Room

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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

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

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



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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

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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.

