PP APPROVAL RECORD

# Planning Permission

## Survey 98/1 and 13 more

Olaipatti, Uthangarai taluk

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 DEPUTY DIRECTOR**

**KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

**PRESENT: THIRU.R. RAJAGURU., M.Tech.,**

**ONLINE BUILDING PLAN APPLICATION – TECHNICAL APPROVAL**

**Application Number: SWP/BPA/662130/2025,**

**Dated 13.11.2026.**

Sir/Madam,

Subject: **Industrial Building (Orange Category)** – District Town and Country Planning Office, Krishnagiri – Krishnagiri District – Uthangarai Taluk – Olaipatti Village – Revised SIPCOT Industrial Park, Bargur – Plot No. B1 (B1 part–I and B1 part–II) in Layout / DTCP (K.D) No. 175/2023 (this layout revises 77/2021) – S.F.Nos. 98/1, 98/2, 98/3, 98/4, 102/1, 102/2A, 102/2B part, 102/4, 102/6A, 102/6B part, 107/1 part, 108/1 part, 109/1 & 109/2A part – With site extent of 105299.20 Sq.m – Proposal for construction of an Industrial Building with FSI Area of 33765.27 Sq.m – Technical Approval issued – Forwarded for further action – Regarding.

Reference:

1. Applicant **M/s. Srichakra Polyplast India Private Limited,** Application Reference No. SWP/BPA/662130/2025, Dated: 29.09.2025.
2. Directorate of Town and Country Planning, Chennai Technical concurrence online application no. SWP/BPA/662130/2025, Dated: 16.02.2026.
3. Deputy Director, Krishnagiri District, Inspection Report of online application no. SWP/BPA/662130/2025, Dated: 02.10.2025.
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.155, Housing and Urban Development Department, Dated: 08.10.2025.
18. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
19. District officer, Fire & Rescue service, Krishnagiri District, No objection Certificate, PP NOC No.6862/NOC/NMSB/2025, Dated: 20.12.2025. (Token id: 348368)
20. District Officer, Fire & Rescue Services Department, Krishnagiri District L.Dis.No: 1602/A1/2025, Dated: 15.05.2025.
21. Executive Engineer, Mel Pennaiyar Basin Division, Dharmapuri, Letter No. 574M/KO.180/2025/Va.1, Dated: 24.12.2025. (Culvert NOC)

22. Project Officer, SIPCOT Limited, Bargur, Letter Ref.No. Srichakra polyplast/SIPB/2023, Dated: 06.02.2026.
23. Deputy Director, Krishnagiri District, Letter Roc. No. 243/2026/Ki.Ma, Dated: 04.03.2026.
24. Applicant M/s. Srichakra Polyplast India Private Limited, Letter, Dated: 13.10.2026.
25. Demand payment Request Letter, dated: 18.02.2026 (requiring payment of Centage Fee Charge, Development Charges, Display Board Charges, Shelter Charges & I & A Charges).
26. Applicant **M/s. Srichakra Polyplast India Private Limited**, Paid Dated: 21.02.2026 & 07.03.2026 (Payment of Centage Fee, I & A Charges, Shelter Charges, Display Board Fee and Development Charges).

**********

**ORDER: -**

With reference to the 1st cited letter, the Applicant M/s. Srichakra Polyplast India Private Limited has requested approval for Industrial building situated in Krishnagiri District, Uthangarai Taluk, Olaipatti Village, Revised SIPCOT Industrial Park, Bargur, Plot No. B1 (B1 part–I and B1 part–II) in Layout / DTCP (K.D) No. 175/2023 (this layout revises 77/2021), S.F.Nos. 98/1, 98/2, 98/3, 98/4, 102/1, 102/2A, 102/2B part, 102/4, 102/6A, 102/6B part, 107/1 part, 108/1 part, 109/1 & 109/2A part, with a site extent of 105299.20 Sq.m. The proposal is for construction of an Industrial Building with FSI area of 33765.27 Sq.m.

The Deputy Director, Krishnagiri District Town and Country Planning Office has recommended the proposal with a site inspection remark.

Based on the Deputy Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 17" and "18 to 26". The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 112/2026** by DTCP Chennai.

The area statement for the Proposed construction of Industrial Building is as below.
Area of the Site as per Lease deed – 105299.20 Sq.m
Area of the Site as per site – 104478.51 Sq.m

**Building details: Proposed Construction of Industrial Building (Orange Category):**

| Block | Description | FSI Area in (Sq.m) | Non–FSI Area in (Sq.m) | Total Built–up area in (Sq.m) |
|---|---|---|---|---|
| 1 | Block – 1 – Production Building–1 | | | |
| | Ground Floor | 23517.80 | – | 23517.80 |
| | Mezzanine Floor | 800.00 | – | 800.00 |
| 2 | Block – 2 – Canteen | | | |
| | Ground Floor | 638.40 | – | 638.40 |
| 3 | Block – 3 – Creche & OHC | | | |
| | Ground Floor | 151.40 | – | 151.40 |
| 4 | Block – 4 – Security & Training Centre | | | |
| | Ground Floor | 164.50 | – | 164.50 |
| 5 | Block – 5 – Engineering Store and Workshop | | | |
| | Ground Floor | 1460.00 | – | 1460.00 |
| 6 | Block – 6 – Boiler and Feeding Storage | | | |
| | Ground Floor | 809.07 | – | 809.07 |
| 7 | Block – 7 – ETP & STP | | | |
| | Ground Floor | 2520.00 | – | 2520.00 |
| 8 | Block – 8 – Fire Pump Room | | | |
| | Ground Floor | 178.50 | – | 178.50 |
| 9 | Block – 9 – Lockers and Change Rooms | | | |
| | Ground Floor | 190.00 | – | 190.00 |
| 10 | Block – 10 – Scrap Yard | | | |
| | Ground Floor | 120.60 | – | 120.60 |
| 11 | Block – 11 – Drivers Rest Room | | | |
| | Ground Floor | 61.80 | – | 61.80 |
| 12 | Block – 12 – Guard Room–1 | | | |
| | Ground Floor | 7.60 | – | 7.60 |
| 13 | Block – 13 – Guard Room–2 | | | |
| | Ground Floor | 7.60 | – | 7.60 |
| 14 | Block – 14 – Production Block–2 | | | |
| | Ground Floor | 2850.00 | – | 2850.00 |

| Block | Description | FSI Area in (Sq.m) | Non–FSI Area in (Sq.m) | Total Built–up area in (Sq.m) |
|---|---|---|---|---|
| 15 | Block – 15 – Fire, Raw & RO Water Tanks | | | |
| | Ground Floor | 288.00 | – | 288.00 |
| | **Total** | **33765.27** | **–** | **33765.27** |

**Total FSI Floor– 33765.27 Sq.m.**

**FSI– 0.32**

The technical approval for the Proposed Industrial Building area is hereby issued with special and general conditions. The Technical approval for the building plan is numbered as **B.P/D.D.T.C.P. (K.D) No. 164/2026.**

The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

1. 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.
2. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

**SPECIAL CONDITIONS:**

1. The provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No.193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable.
2. Special Conditions of removal of the HT Tower line shown in the site plan in the east–west direction before issue of technical approval, mentioned in the Technical Concurrence, is called from the applicant vide 23rd cited letter and the applicant has informed vide 24th cited letter that the HT Tower line has been removed from the site.
3. Conditions stipulated in the Fire NOCs cited in the references 19th & 20th issued by District Fire Officer, Krishnagiri, Tamil Nadu Fire and Rescue Services is to be followed scrupulously.
4. Conditions stipulated in the Culvert NOC cited in the reference 21st issued by the Executive Engineer, Mel Pennaiyar Basin Division, Dharmapuri is to be followed scrupulously.
5. As per the Special Condition of the Technical Concurrence, the HT Tower line shown in the site plan in the east–west direction has been removed from the site.

6. Necessary Environmental Clearance is to be obtained before issue of building permission by the concerned Local Body as per G.O. No. 185, Housing and Urban Development (UD3(2)) Department, dated: 09.10.2024.

7. As per TNCD&BR 2019 Annexure–XXI, Closed Circuit Television units shall be provided.

8. It is the sole responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

9. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

10. In the event that the construction of the proposed industrial building necessitates the felling of any existing trees within the site premises, prior approval shall be duly obtained from the competent authority before undertaking any such felling.

11. Technical Approval 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. Technical Approval 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

12. 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 technical approval. 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.

13. 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.

14. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.

15. "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.

16. 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.

17. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

18. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

19. 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.

20. 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.

21. Any objections or suggestions received from the public shall be duly considered and necessary corrective measures shall be taken by the Local Body before the issuance of final approval.

**GENERAL CONDITIONS:**

1. After The Deputy Director, Krishnagiri District Town and Country Planning Office have issued the technical approval, (i) if wrong information has been submitted by the petitioner to obtain the technical approval or (ii) if the correct procedures as per law have not been followed, the Joint Director has the right to change or cancel the technical approval 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. 217296.00, Dated: 29.09.2025. |
| Centage Charge for Land | Rs. 1200.00, Dated: 21.02.2026. |
| Centage Charge for Building | Rs. 19000.00, Dated: 21.02.2026. |
| Infrastructure and Amenities Charges | Rs. 6350640.00, Dated: 21.02.2026. |
| Display Board Charges | Rs. 1500.00, Dated: 07.03.2026. |
| Development Charge for Land | Rs. 315900.00, Dated: 07.03.2026. |
| Development Charge for Building | Rs. 253350.00, Dated: 07.03.2026. |
| Shelter Charges | Rs. 84645.00, Dated: 21.02.2026. |
| Premium FSI Charges | – NIL– |
| Osr Fees | – Approved Layout |
| Security Deposit Charges | – NIL– |

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

**The Special Officer / Block Development officer, Mathur 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.

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

**To,**
The Special Officer / Block Development officer,
Olaipatti Village,
Mathur Panchayat Union,
Uthangarai Taluk, Krishnagiri District.

**Enclosure**
Original Map and Condition – 1 set

**Copy to**
M/s. Srichakra Polyplast India Private Limited,
SIPCOT Administrative Office, SIPCOT Industrial Park, Bargur,
Parandapalli (Village & Post), Pochampalli Taluk,
Krishnagiri District – 635 206.

THE LANDLENS SUITE

# 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.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/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

## 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

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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.