

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/0673570/2025,

Dated 25.06.2026.

Sir/Madam,

Subject: **INDUSTRIAL BUILDING** – District Town and Country Planning – Hosur New Town Development Authority – Krishnagiri District – Denkanikottai Taluk – Kelamangalam Panchayat Union – Kunthumaranapalli Village – S.F. No's. 970/2A2B; 993/1A2, 993/1B2A, 993/2A; 994/1A1B, 994/1A2B, 994/1B2, 994/2A, 994/2B; 995, 996/1, 996/2, 997/1, 997/2; 1031/1, 1031/2; 1032/1, 1032/2; 1033/2; 1034/1A4B; 1035/1, 1035/2B, 1035/3B, 1035/4; 1037/1, 1037/2 & 1037/3 – Site extent of 136926.00 Sq.m – FSI area of 78032.24 Sqm – Planning Permission issued – Forwarded for further action – Regarding.

Reference:

1. SWP/BPA/0673570/2025, Technical concurrence issued by DTCP Chennai on 29.12.2025.
2. Applicant. **M/s. Avigna Dheera Private Limited, Rep. by Tvl.Sheshachala Sharma** (Authorised Signatory) Online Application No. SWP/BPA/0673570/2025, Dated: 10.10.2025.
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.

8. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town & Country Planning, Chennai (Circular) Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
13. G.O. (Ms) No.171, Housing and Urban Development Department, Dated: 30.10.2025.
14. District Officer, Tamil Nadu Fire and Rescue Services Department, Krishnagiri District, PP NOC No. 4857/NOC/NMSB/2025, Dated: 06.09.2025.
15. Member Secretary, Ministry of Environment, Forest and Climate Change, issued by SEIAA, Tamil Nadu, EC identification No. EC25C3803TN5214020N, File No. 12255, Category B2, Dated: 12.09.2025.
16. Executive Engineer, Water Resource Department, Melpennaiyaru Basin Division, Dharmapuri Roc. No:217M / Ko.180/2025/ VA-1, Date:05.05.2025. (for rerouting of Patta channel and to construct culvert)
17. Block Development Officer, Kelamangalam panchayat union, Approach Road Certificate, ROC No. 2024/2025/A2, Dated: 05.11.2025. (Gift Deed No. 9142/2025, Dated: 24.07.2025)
18. Director of Town and Country Planning, Technical Concurrence issued vide Application No. SWP/BPA/0818025/2026, Dated: 30.04.2026. (B.P/DTCP No. 355/2026)
19. Member Secretary / Deputy Director, Krishnagiri District, Planning Permission vide Application No. SWP/BPA/0818025/2026, Dated: 25.05.2026. (B.P/H.N.T.D.A. (K.D) No. 83/2026)

20. Demand payment Request Letter, dated: 30.12.2025 (requiring payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, and Flag Day Fund).
21. Applicants **M/s. Avigna Dheera Private Limited, Rep. by Tvl.Sheshachala Sharma** letter Dated: 25.06.2026. (Fees paid on submitted on 09.01.2026.)
22. HNTDA Meeting No. 142, Resolution No. 08, Dated: 25.06.2026.

ORDER :-

With reference to the 1st Cited Technical concurrence issued for approval for **M/s.Avigna Dheera Private Limited, Rep. by Tvl.Sheshachala Sharma** has requested for the approval of Industrial Building in Hosur New Town Development Authority, Krishnagiri District, Denkanikottai Taluk, Kelamangalam Panchayat Union, Kunthumaranapalli Village, S.F. No's. 970/2A2B; 993/1A2, 993/1B2A, 993/2A; 994/1A1B, 994/1A2B, 994/1B2, 994/2A, 994/2B; 995, 996/1, 996/2, 997/1, 997/2; 1031/1, 1031/2; 1032/1, 1032/2; 1033/2; 1034/1A4B; 1035/1,1035/2B, 1035/3B, 1035/4; 1037/1, 1037/2 & 1037/3 with a Site extent of 136926.00 Sq.m and with an FSI area of 78032.24 Sqm.

The Deputy Director(i/c) / Member Secretary of Hosur NTDA, Krishnagiri District Town and Country Planning Office, Hosur NTDA has recommended the proposal with a site inspection remark. Based on the Deputy Director(i/c) / Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 54".

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above Revised Industrial building and numbered as **B.P/DTCP No: 671/2025** by DTCP Chennai.

After Technical Concurrence from DTCP, the said proposal is placed in the HNTDA meeting vide 22th cited letter and the resolution have been passed.

The area statement for the Revised Industrial building is as below.

Area of Site – 136926.00 Sqm

Building area details: Industrial Building (Orange Category)

S.No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
1	Block– 1 Workshop			
	Ground Floor	18298.04	–	18298.04
	Canopy Area	968.23	–	968.23
	Mezzanine Floor–1	926.46	–	926.46
2	Block– 2 Workshop			
	Ground Floor	24218.74	–	24218.74
	Canopy Area	1008.62	–	1008.62
	Mezzanine Floor–1	1224.40	–	1224.40
3	Block– 3 Workshop			
	Ground Floor	8108.41	–	8108.41
	Canopy Area	546.67	–	546.67
	Mezzanine Floor–1	467.89	–	467.89
4	Block– 4 Workshop			
	Ground Floor	19201.06	–	19201.06
	Canopy Area	840.62	–	840.62
	Mezzanine Floor–1	971.30	–	971.30
5	Block– 5 Electrical & Pump Room			
	Ground Floor	291.08	–	291.08
6	Block– 6 – Guard Room			
	Ground Floor	12.00	–	12.00
7	Block–7– Rest Room			
	Ground Floor	100.04	–	100.04
8	Block–8 – Driver Rest Room			
	Ground Floor	100.04	–	100.04
9	Block– 9– OWC			
	Ground Floor	34.72	–	34.72
10	Block– 10 – STP–1			
	Ground Floor	110.83	–	110.83
11	Block– 11 – STP–2			
	Ground Floor	145.65	–	145.65
12	Block– 12 – Water Tank–1			
	Ground Floor	28.29	–	28.29
13	Block– 13 – Water Tank–2			
	Ground Floor	28.29	–	28.29
14	Block– 14 – Fire Water Tank–1			
	Ground Floor	52.19	–	52.19
15	Block– 15– Fire Water Tank–2			
	Ground Floor	52.19	–	52.19
16	Block– 16 – DG Yard			
	Ground Floor	70.76	–	70.76
17	Block– 17 – Waste Collection			
	Ground Floor	55.72	–	55.72
18	Block– 18 – RMG – Yard			
	Ground Floor	170.00	–	170.00
	Total Area	78032.24	–	78032.24

Total FSI Area: 78032.24Sq.m

The above area the technical approval for the 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.D.A. (K.D) No. 102/2026. Planning Permission period from 25.06.2026 to 24.06.2034.**

- 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. The OSR-1 earmarked as (A1 to A7) 2850.20Sqm, OSR-2 – (earmarked as B1 to B5) 1311.40Sqm, OSR-3 – 5389.00Sqm (earmarked as C1 to C13), OSR-4–(earmarked as D1 to D4) 505.40Sqm, OSR-5 – (earmarked as E1 to E4) 2056.70Sqm and OSR-6 (earmarked as F1 to F8) 1813.50Sqm, Total OSR 13926.20Sqm shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41 (1) (i).
2. Conditions stipulated in the Fire NOC cited in the reference 14th issued by District Fire Officer, Krishnagiri, Tamil Nadu Fire and Rescue Services is to be followed scrupulously.
3. Environmental Clearance has been obtained from the State Environment Impact Assessment Authority (SEIAA), as cited in Reference No. 15.
4. Conditions stipulated in the Noc cited in the reference 16th issued by Executive Engineer, Water Resource Department, Melpennaiyar Basin Division, Krishnagiri District is to be followed scrupulously.
5. As per Special Condition No. 4, Application No. SWP/BPA/0818025/2026 was granted Technical Concurrence, followed by Planning Permission, as communicated through the 18th and 19th letters issued prior to the Planning Permission.
6. As per GO cited in the reference 15, For commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two–Wheeler parking space shall be earmarked for Electric vehicles and shall be provided fast charging points.
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, Krishnagiri District Town and 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. 361454.00, Dated : 10.10.2025.
Centage Charge for Land	Rs. 600.00, Dated : 09.01.2026.
Centage Charge for Building	Rs. 18000.00, Dated : 09.01.2026.
Infrastructure and Amenities Charges	Rs. 14673400.00, Dated : 09.01.2026.
Display Board Charges	Rs. 1500.00, Dated : 09.01.2026.
Development Charge for Land	Rs. 410778.00, Dated : 09.01.2026.
Development Charge for Building	Rs. 585375.00, Dated : 09.01.2026.
Shelter Charges	Rs. 107322.00, Dated : 30.12.2025.
Premium FSI Charges	– NIL–
Osr Fees	– Reserved as OSR

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

The Block Development Officer/ The Special Officer 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.

Enclosure

Original Map and Condition – 1 set

To,

The Block Development Officer/ The Special Officer,
Kelamangalam Panchayat Union, Kunthunaranapalli Panchayat, Denkanikottai Taluk,
Krishnagiri District.

Copy to

M/s. Avigna Dheera Private Limited, Rep by Tvl. Sheshachala Sharma (Signing Authority),
Plot No.1822, I – Block, 13th Main Road,
Anna Nagar West, Chennai – 600 040.

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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

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

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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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Who holds it, and which office keeps the record.

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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.

