

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/679045/2025,

Dated: 20.08.2026.

Sir/Madam,

Subject: HRB – High–Rise Commercial (Hotel, Suit & Office) Building – District Town and Country Planning, Krishnagiri District – Hosur New Town Development Authority – Krishnagiri District – Hosur Taluk – Hosur City Municipal Corporation – Mookondapalli Village – S. F. No's. 85/1, 2A; 86/1B; 90/1A, 2A; 91/1A & 91/2A– Site extent of 11886.00Sqm (As per patta)– Total FSI Area of 52509.62 Sqm – Planning Permission issued – Forwarded for further action – Regarding.

- Reference:**
1. SWP/BPA/546482/2025/TCP7, Technical concurrence issued by CTCP Chennai on 25.03.2026.
 2. Applicant, **M/s. Chona Megatainment Malls Pvt Ltd, Represented by E.M.C.Palaniappan,** Online Application Reference No. SWP/BPA/679045/2025, Dated:14.10.2025.
 3. HRB (High–Rise Building) meeting held on 14.11.2025 (Subject No.13)
 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.66, Housing and Urban Development Department, Dated: 28.06.2023.
16. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025.
17. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
18. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No.234/2025, dated 24.11.2025. (Token No: 337817)
19. Airport Authority of India NOC ID. HOSU/ SOUTH/ B/ 120325/2251513, Dated. 10.12.2025.
20. Demand payment Request Letter, dated: 29.06.2026 (requiring payment of Centage Fee Charge, Development Charges, Display Board Charges & I & A Charges).
21. Applicant, **M/s. Chona Megatainment Malls Pvt Ltd, Represented by E.M.C.Palaniappan**, letter Dated: 17.08.2026. (Fees paid on 15.07.2026)
22. HNTDA Meeting No. 141, Resolution No. 11, Dated: 13.05.2026.
23. Deputy Director, Krishnagiri District Letter Roc. No. 1420/2026, dated: 22.07.2026.
24. Applicant, **M/s. Chona Megatainment Malls Pvt Ltd, Represented by E.M.C.Palaniappan**, letter Dated: 19.08.2026.
25. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), corrigendum File No.13028, Identification No. EC25C0000TN5985705N, (Category: B2, Dated:11/06/2026).
26. Superintending Engineer, TANGEDCO letter க.எண்.மே.பொ/கிமிபவ/கி.கிரி/விரி/உ.செ.பொ/விரி/கோ.layout/எண்:883/2026-27, நாள்.31.07.2026.
27. Gift Deed Document No.9388/2026, dated: 14.08.2026 (Park Gifted to Local Body)

ORDER:-

With reference to the 1st Cited Technical concurrence issued for approval for the Proposed construction of High–Rise Commercial Hotel, suit and office Building at Krishnagiri District, Hosur Taluk, Mookondapalli Village, S.Nos.85/1, 2A; 86/1B; 90/1A, 2A; 91/1A & 91/2A with a total site extent of 11886.00Sq.m (As per patta) and Total FSI Area of 52509.62Sq.m.

The Above HRB Commercial Hotel, Suit and office 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. and the boundary of the site has been marked as "1 to 34".

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: 261 / 2026** by CTCP Chennai.

After Technical Concurrence from DTCP, the said proposal is placed in the HNTDA meeting vide 24th cited letter and the special conditions have been discussed with Committee Chairman and with direction the resolution have been passed.

Special Conditions stipulated in Technical Concurrence is called from the applicant vide 23rd cited letter and the conditions have been fulfilled with the letter vide 24th to 27th cited letters.

The area statement for the High–Rise Commercial Hotel, Suit and office Building is as below.

Area of the Site – 11886.00Sq.m (As per Patta)

Area of the Site – 12423.85Sq.m (3.07 Acre as per Document)

Proposed High Rise Commercial Hotel, Suit and office Building Area statement in sqm

S.No	Description	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sqm
1	Block–1: Hotel Building Area Details			
	Basement Floor–2	54.30	4698.24	4752.54
	Basement Floor–1	214.00	5094.72	5308.72
	Ground Floor	3194.47	–	3194.47
	1 st Floor	1856.30	–	1856.30
	2 nd Floor	2528.98	–	2528.98

S.No	Description	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sqm
	3 rd Floor	732.77	–	732.77
	4 th Floor	1699.72	–	1699.72
	5 th Floor	1676.05	–	1676.05
	6 th Floor	1676.05	–	1676.05
	7 th Floor	1680.29	–	1680.29
	8 th Floor	1676.05	–	1676.05
	9 th Floor	1676.05	–	1676.05
	10 th Floor	1676.05	–	1676.05
	11 th Floor	1680.29	–	1680.29
	Terrace Floor	–	326.46	326.46
	Sub Total	22021.37	10119.42	32140.79
2	Block–2: Wing A–Suite Building Area Details			
	Basement Floor (Combined Wing B)	–	3912.87	3912.87
	Stilt Floor (Combined Wing B)	873.58	1259.03	2132.61
	1 st Floor	985.59	–	985.59
	2 nd Floor	957.42	–	957.42
	3 rd Floor	957.42	–	957.42
	4 th Floor	957.42	–	957.42
	5 th Floor	957.42	–	957.42
	6 th Floor	957.42	–	957.42
	7 th Floor	957.42	–	957.42
	8 th Floor	957.42	–	957.42
	9 th Floor	957.42	–	957.42
	10 th Floor	957.42	–	957.42
	11 th Floor	957.42	–	957.42
	12 th Floor	957.42		957.42
	13 th Floor	957.42		957.42
	14 th Floor	957.42		957.42
	15 th Floor	957.42		957.42
	16 th Floor	957.42		957.42
	17 th Floor	957.42		957.42
	Terrace Floor	–	127.42	127.42
	Sub Total	17177.89	5299.32	22477.21

S.No	Description	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sqm
3	Block-2: Wing B- Office Building Area Details			
	1 st Floor	950.74	—	950.74
	2 nd Floor	950.74	—	950.74
	3 rd Floor	950.74	—	950.74
	4 th Floor	950.74	—	950.74
	5 th Floor	950.74	—	950.74
	6 th Floor	950.74	—	950.74
	7 th Floor	950.74	—	950.74
	8 th Floor	950.74	—	950.74
	9 th Floor	950.74	—	950.74
	10 th Floor	950.74	—	950.74
	11 th Floor	950.74	—	950.74
	12 th Floor	950.74	—	950.74
	13 th Floor	950.74	—	950.74
	14 th Floor	950.74	—	950.74
	Terrace Floor	—	108.79	108.79
	Sub Total	13310.36	108.79	13419.15
	Grand Total	52509.62	15527.53	68037.15

Total FSI Area : 2509.62 Sqm

Normally Permissible FSI : 3.25

Achieved FSI : 4.41

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. 124/2026. Planning Permission period from 20.08.2026 to 19.08.2034.**

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. The OSR (earmarked as "A to L") area 1189.59Sqm is shown in the site plan has been handed over to the local body vide 27th cited Gift Deed Document.
2. Necessary Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No: 185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
3. Conditions stipulated in the Noc cited in the reference 18th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4. Conditions stipulated in the Airport Authority NOC cited in the reference 19th issued by Airport Authority of India is to be followed scrupulously.
5. As per TNCD&BR 2019 Permission to be obtained from concerned Executive Authority before operation of swimming pool.
6. 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.
7. 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 empanelled agency is to be submitted before issue of Planning Permission from the District Town and Country Planning Office Krishnagiri District.
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. 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.

11. 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.
12. 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.
13. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.
14. "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.
15. 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.
16. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
17. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
18. 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.
19. 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 Commissioner, Hosur Corporation** 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. 121014.00, Dated: 14.10.2025.
Centage Charge for Land	Rs. 600.00, Dated: 21.07.2026.
Centage Charge for Building	Rs. 299000.00, Dated: 21.07.2026.
Infrastructure and Amenities Charges	Rs. 19691250.00, Dated: 21.07.2026.
CC Charges	Rs. 732423.00, Dated: 20.07.2026.
Security Deposit Charges	– Provided Bank Guarantee
Display Board Charges	Rs. 10000.00, Dated: 21.07.2026.
Development Charge for Land	Rs. 47544.00, Dated: 21.07.2026.
Development Charge for Building	Rs. 680500.00, Dated: 21.07.2026.
Shelter Charges	Rs. 9850510.00, Dated: 21.07.2026.
Premium FSI Charges	Rs. 92058792.00, Dated: 21.07.2026.
Osr Fees	– Handed over to Local Body

Further, the Applicant has requested to approach **The Commissioner, Hosur Corporation** for the Final Approval of Commercial Building.

The Commissioner, Hosur Corporation is requested to give the final approval for the Commercial 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 Commissioner,
Hosur Corporation, Krishnagiri.

Enclosure

Original Map and Condition – 1 set

Copy to

M/s. Chona Megatainment Malls Pvt Ltd.,
Represented by Thiru. E.M.C. Palaniappan
No.44, Prakasam Street,
T. Nagar, Chennai – 600 017.

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](#)



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



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

