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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 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/0752482/2026 Dated - 21.02.2026

Sir/Madam,

Subject : Proposed Additional Industrial Building - District Town and Country Planning, Krishnagiri District – Krishnagiri Taluk, Hosur NDTA / Corporation, Motham Agraharam Village, S.F.No. 41/1A8, 1A9, 1A10, 1A11, 1A12, 1A13, 1A14, 1A15, 1A16, 1A17, 1A18, 1A19, 1A20, 1A24, 1A25, 1A36, 1A38, 1A39, 1A40, 1A41, 1A42, 1A43, 1A44, 1A45, 1A46, 1A47, 1A48, 1A49, 1A1A4, 1A1A8, 1A1A10, 1A1A1G, 1U, 1V, 2A, 2B, 7; 42/1A, 1B, 2A1, 2A2; 2A3; 2B1; 2B2; 43/1A; 1B; 2; 44/1A, 1B1, 1B2, 2A, 2B, 3A, 3B; 45/1, 2; 46/1A1, 1B1, 1B2, 2; 48/2; 49/1A1, 1A2, 1A3, 1B, 2; 50/1A, 1B1, 1B2, 1B3; 51/1A; 1B, 2; 52/1, 2A, 2B; 53/1A, 1B, 2; 56/1A, 1B, 2A, 2B1; 57/1A, 2B; 58/1B, 1C; 60/1, 2A; 63/2C; 64; 65/1A, 1B; 66/1A, 1B1, 1B2, 3; 67/1A1, 1A2, 2A1, 2A2, 3A1B, 3A1A, 3A2; 68/1A1, 1B2, 2A, 2B, 3A, 3B1, 3B2; 69/1A, 1B1A, 1B2A, 1B2C, 2A2, 2A3, 2B; 70; 71/1A, 6B2, 6B3; and Kothakondapalli village, S.F.No: 1A/1, 2, 3; 1B; 2/1; 3; 4/1A; 5/2; 6; 7/1, 2; 8/1, 2A; 9/1A1, 1B1; 10/1; 11/1 394 with a Site Area of 942271sqm - FSI Area of 288673.19 sqm has been already approved. Now Proposed additional FSI Area: 51368.64sqm – Total FSI Area Put together is 340041.83sqm - Planning Permission issued – Forwarded for further action - Regarding.

Reference:

1. SWP/BPA/0752482/2026 DTCP Technical concurrence issued by DTCP Chennai on 14.02.2026.
2. Applicant M/s. TVS Motor Company Limited, Online Application Reference No: SWP/BPA/0752482/ 2026, Dated: 13.01.2026
3. Director of Town and Country Planning, Chennai letter SWP/BPA/32133/2023/Splcell, Dated. 02.12.2023. (Technical Concurrence No. B.P/DTCP No. 455/2023)
4. Deputy Director / Assistant Director(i/c), Krishnagiri District Town and Country Planning Office letter No. SWP/ BPA/ 32133/2023/Splcell, Dated. 18.01.2024. (Planning Permission No. BP/HNTDA (K.D) No. 03/2024)

5. G.O. No.86, Housing and Urban Development Department,
Dated: 28.03.2012.
6. G.O. No.85, Housing and Urban Development Department,
Dated: 16.05.2017.
7. G.O. No.01, Housing and Urban Development Department,
Dated: 05.01.2021
8. G.O. No.18, Department of Municipal Administration and Water
Supply, Dated: 04.02.2019.
9. 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.
10. G.O. No.01, Housing and Urban Development Department,
Dated: 02.01.2023.
11. Director of Town and Country Planning, Chennai circular Letter
Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter
Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter
Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter
Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
of Director of Town & Country Planning, Chennai (Circular)
16. District officer, Krishnagiri District Fire & Rescue service
department PP NOC No.6138/NOC/NMSB/2025
date.12.11.2025.
17. G.O.Ms.No.171, Housing and Urban Development
Department, Dated: 30.10.2025.
18. Member Secretary, Tamil Nadu Pollution Control Board,
Chennai Proceedings No.T7/TNPCB/ F.0587HSR/ RL/ HSR/
A/2025, Renewal of Consent to operate order No:
2508264667014, Dated:06.10.2025. (Category:Red)
19. Member Secretary, Tamil Nadu Pollution Control Board,
Chennai Proceedings No.T7/TNPCB/ F.0587HSR/ RL/ HSR/
W/2025, Renewal of Consent to operate order No:
2508164667014, Dated:06.10.2025. (Category:Red)

20. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC25B3813TN5454961N,File No.11891,Category:B1, Dated: 24.05.2025.

21. Centage, Development, I & A fees, Shelter and Security Deposit Fees etc., paid and submitted on 20.02.2026.

22. The Chairman/District collector, Hosur New Town Development Authority, Resolution No.05 Dated 20.02.2026

Order:

1. With reference to the 1st Cited Technical concurrence issued for Proposed Additional Industrial Building at Corporation, Motham Agraharam Village S.F. No. 41/1A8, 1A9, 1A10, 1A11, 1A12, 1A13, 1A14, 1A15, 1A16, 1A17, 1A18, 1A19, 1A20, 1A24, 1A25, 1A36, 1A38, 1A39, 1A40, 1A41, 1A42, 1A43, 1A44, 1A45, 1A46, 1A47, 1A48, 1A49, 1A1A4, 1A1A8, 1A1A10, 1A1A1G, 1U, 1V, 2A, 2B, 7; 42/1A, 1B, 2A1, 2A2; 2A3; 2B1; 2B2; 43/1A; 1B; 2; 44/1A, 1B1, 1B2, 2A, 2B, 3A, 3B; 45/1, 2; 46/1A1, 1B1, 1B2, 2; 48/2; 49/1A1, 1A2, 1A3, 1B, 2; 50/1A, 1B1, 1B2, 1B3; 51/1A; 1B, 2; 52/1, 2A, 2B; 53/1A, 1B, 2; 56/1A, 1B, 2A, 2B1; 57/1A, 2B; 58/1B, 1C; 60/1, 2A; 63/2C; 64; 65/1A, 1B; 66/1A, 1B1, 1B2, 3; 67/1A1, 1A2, 2A1, 2A2, 3A1B, 3A1A, 3A2; 68/1A1, 1B2, 2A, 2B, 3A, 3B1, 3B2; 69/1A, 1B1A, 1B2A, 1B2C, 2A2, 2A3, 2B; 70; 71/1A, 6B2, 6B3 and Kothakondapalli village, S.F.No: 1A/1, 2, 3; 1B; 2/1; 3; 4/1A; 5/2; 6; 7/1, 2; 8/1, 2A; 9/1A1, 1B1; 10/1; 11/1 394 With site extent of 942271.00Sq.m and additional FSI area of 51564.99 Sqm has been proposed.
2. In the already approved block no -21- Battery charging shed and block no -73 – Two wheeler parking shed type -1 buildings (196.35sqm) are removed. Now net additional FSI area is 51368.64sqm. Expansion for existing approved buildings and proposed additional industry buildings put together is Total FSI of 340041.83Sq.m.
3. The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above Proposed Additional Industrial Building and numbered as B.P/DTCP No: 105/2026 by DTCP Chennai.

The area statement for the Proposed Additional Industrial Building is as below.

Area of Site – 942271sqm. (As per Patta)

Proposed additional and Expansion Industrial Building area statement in Sq.m :

Block No.	Area Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
1	Proposed Expansion Plant-1			
	Mezzanine Floor	2197.33	-	2197.33
2	Proposed Expansion Plant-2			
	Mezzanine Floor	2220.11	-	2220.11
9a	Proposed Expansion R&D and Product verification Lab			
	Ground Floor	801.86	-	801.86
	First Floor	801.86	-	801.86
	Sub Total	1603.72		1603.72
	Proposed Expansion QAD Lab			
	Ground Floor	848.97	-	848.97
16	First Floor	848.97	-	848.97
	Second Floor	859.37	-	859.37
	Head Room	-	48.33	48.33
	Sub Total	2557.31	48.33	2605.64
17	Proposed Expansion Dining Hall			
	Ground Floor	616.61	-	616.61
20a	Proposed Expansion Canteen			
	Ground Floor	2005.12	-	2005.12
	First Floor	2005.12	-	2005.12
	Head Room	-	85.31	85.31
	Sub Total	4010.24	85.31	4095.55
22	Proposed Expansion – Entrance Complex			
	Ground Floor	202.07	-	202.07
23	Proposed Expansion – Plant-2 Office Block			
	Ground Floor	41.61	-	41.61
27	Proposed Expansion – Welcome Centre			
	Ground Floor	207.11	-	207.11
42a	Proposed Expansion – Bunker Area 1&2			
	Ground Floor	498.58	-	498.58
45	Proposed Expansion – Export Vehicle Storage			
	Mezzanine Floor	3363.48	-	3363.48
72a	Proposed Expansion – Employees Rest Shed-2			
	Ground Floor	427.00	-	427.00
	Expansion Area Total	17945.17	133.64	18078.81

Proposed industrial Building Area Details

Block No.	Area Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
80	Two Wheeler Parking Shed-1			
	Ground Floor	999.09	-	999.09
81	Two Wheeler Parking Shed-2			
	Ground Floor	999.09	-	999.09
82	Electrical Panel Room			
	Ground Floor	1237.01		1237.01
83	Plant-01-OE Ware House			
	Ground Floor	5167.05	-	5167.05
84	Testing Vehicle Parking Shed			
	Ground Floor	908.73	-	908.73
	First Floor	908.73	-	908.73
	Sub Total	1817.46	-	1817.46
85	Paint Shop-2			
	Ground Floor	7579.89	-	7579.89
	First Floor	6314.54	-	6314.54
	Second Floor	4469.86	-	4469.86
	Head Room	-	60.85	60.85
	Sub Total	18364.29	60.85	18425.14
86	FG Storage Shed			
	Ground Floor	3303.11	-	3303.11
	Mezzanine Floor	1625.00	-	1625.00
	Sub Total	4928.11	-	4928.11
87	Shower Testing Shed			
	Ground Floor	107.72	-	107.72
Proposed additional areaTotal		33619.82	60.85	33680.67
Total		51564.99	194.49	51759.48

Already Approved FSI Area : 288673.19 Sq.m

Proposed expansion and additional FSI Area : 51564.99 Sq.m

Removed from already approved FSI Area : 196.35 Sq.m (-) (Block No.21 & 73)

Total net additional FSI Area : 51368.64 Sq.m

Total FSI area : 340041.83 sq.m

The proposed additional area for proposed building resolution obtained from The Chairman/ District Collector, Hosur New Town Development Authority, Resolution number 05, Dated 20.02.2026

The above area the Planning Permission for the Proposed 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.D.A (K.D) No. 31/2026. planning permission period from 21.02.2026 to 20.02.2034.**

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 for record.

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

Special Conditions

1. The OSR I (earmarked as- A1 to A30) – 57837.26Sqm, OSR2 (earmarked as- B31 to B41) 31326.34sqm and OSR -3 (earmarked as – C42 to C53) 5923.05Sqm total OSR area 95086.65Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Environmental Clearance cited in the reference 18th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
3. Conditions stipulated in the Fire NOC cited in the reference 16th issued by District Fire Officer, Krishnagiri District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4. Conditions stipulated in the Renewal of consent to operate order cited in the reference 18th & 19th issued by the Member Secretary, Tamil Nadu Pollution Control Board, Krishnagiri District is to be followed scrupulously.
5. As per GO cited in the reference 17, 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.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. 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.

9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. Applicant should obtain consent from Tamil Nadu pollution control Board under section 21 of the Air (Prevention and Control of Pollution) Act 1981 for discharge of emission.
11. 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.

12. 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 for the Proposed Additional construction of Industrial building. Solar photo voltaic panels to be erected at the 1/3rd 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 professional details at the place of construction.

11. As per the references Cited in Government orders & circulars centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

The fee collected from the applicant are as follows.

Scrutiny fee :Rs.1598955 /-

Centage Charges : Rs.42000/- Rs. 55000/-

Development Charges : Rs. 388510 /-

I & A Charges :Rs. 9663200 /-

Shelter charges: Rs 6306278 /-

Display board charges :Rs.1500/-

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

To

1.The Commissioner

Hosur City Municipal Corporation
Hosur

2.Special Officer

Hosur Panchayat union,
Kothakondapalli Village & Panchayat,
Krishnagiri District.

Copy to

M/s. TVS MOTOR
COMPANY LIMITED,
Chaitanya No. 12, Khader
Nawaz Khan Road,
Nungambakkam, Chennai -600 006.

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

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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Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Records and verification

The registers themselves, read for you.

Encumbrance Certificate

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EC Analyzer

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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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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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/tools



Services we run
for you
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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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OMR Thoraipakkam,
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.

