

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 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/766340/2026, Dated 06.03.2026**

Sir/Madam,

**Subject : Commercial Building** District Town and Country Planning, Krishnagiri District – Hosur Taluk / City Municipal Corporation – Mookondapalli Village in Plot no. CP154 S.F.Nos: 378pt and 379pt at Sipcot Industrial Park at Hosur (Phase-I) - With an extent of 2187.30 Sq.m (0.54 Acres)- FSI Area of 4444.14 Sq.m (47,836.72 Sq.ft.) – Now applicant requested to revision in the already approved Commercial building – Revised FSI area of 4460.42 Sq.m. (48,011.96 Sq.ft.) - Planning Permission issued – Forwarded for further action - Regarding.

- Reference:**
1. SWP/BPA/766340/2026 DTCP Technical concurrence issued by DTCP Chennai on 03.03.2026.
  2. Applicant M/s. SCT SMARTHOME CREATORS PRIVATE LIMITED, Krishnagiri District, online Application Reference No. SWP/BPA/766340/2026, Received Dated: 31.01.2026.
  3. Director of Town and Country Planning, Proceeding Application No. SWP/BPA/591519/2025, Dated:12.09.2025 (Technical Concurrence) and Assistant Director/Deputy Director (FAC), Krishnagiri District Town and Country Planning office, Proceeding Application No. SWP/BPA/591519/2025, Dated:24.09.2025 (Planning Permission)
  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.
8. 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. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023. of Director of Town & Country Planning, Chennai (Circular)
15. District officer, West Region, Fire & Rescue service department, Krishnagiri District, PP NOC No:7957/NOC/NMSB/2026, Date.11.02.2026.
16. Project Officer, State Industrial Promotion Corporation of Tamil Nadu Limited, Hosur, Ref. No.Po/SIP-H/DTCP, Date: 04.08.2025.

17. E-Challan, Payable at – ST HOSUR, Challan Number, 20250915007599, Bank Ref. NO.CPAFQEUIX4 Dated:15.09.2025 (Amount Collected in lieu of Open Space Reservation (OSR) Area).
18. Centage, Development, I & A fees, Shelter and Security Deposit Fees etc., paid on 05.03.2026.

**Order :-**

1. With reference to the 1st Cited Technical concurrence issued for approval for Commercial building at Krishnagiri District – Hosur Taluk / City Municipal Corporation, Mookondapalli Village in Plot no. CP154 S.F.Nos: 378pt and 379pt at Sipcot Industrial Park at Hosur (Phase-I), With an extent of 2187.30 Sq.m (0.54 Acres), Revised FSI area of 4460.40 Sq.m. (48,011.74 Sq.ft.

With reference to the 3<sup>rd</sup> Cited letter, Deputy Director of Town and Country Planning, Krishnagiri District, Hosur Taluk / City Municipal Corporation, Mookondapalli Village in Plot no. CP154 S.F.Nos: 378pt and 379pt at Sipcot Industrial Park at Hosur (Phase-I), With an extent of 2187.30 Sq.m (0.54 Acres), FSI Area of 4444.14 Sq.m (47,836.72 Sq.ft.) with a building height of 13.10 m has been already approved.

2. The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above Revised and Additional Industrial building and numbered as B.P/DTCP No: 162/2026 by DTCP Chennai.

3. The area statement for Revised Commercial building is as below.

Area of the Site (As per Document) – 2187.30 Sq.m.

(0.54 Acres)

Area of the Site (As per Patta) – 2187.30 Sq.m.

(0.54 Acres)

**Building details: Commercial Building (Already Approved Area)**

| Sl. No.      | Description    | Net FSI area in (Sq.m.) | Non-FSI area in (Sq.m.) | Built-up area in (Sq.m) | Use     |
|--------------|----------------|-------------------------|-------------------------|-------------------------|---------|
| 1.           | Basement Floor | -                       | 1523.04                 | 1523.04                 | Parking |
| 2.           | Ground Floor   | 1398.04                 | -                       | 1398.04                 | Shop    |
| 3.           | First Floor    | 1523.05                 | -                       | 1523.05                 | Shop    |
| 4.           | Second Floor   | 1523.05                 | -                       | 1523.05                 | Office  |
| 5.           | Terrace Floor  | -                       | 56.64                   | 56.64                   |         |
| <b>Total</b> |                | <b>4444.14</b>          | <b>1579.68</b>          | <b>6023.82</b>          |         |

**Commercial Building (Revised Approved Area)**

| Sl. No.      | Description    | Net FSI area in (Sq.m.) | Non-FSI area in (Sq.m.) | Built-up area in (Sq.m) | Use     |
|--------------|----------------|-------------------------|-------------------------|-------------------------|---------|
| 1.           | Basement Floor | -                       | 1523.04                 | 1523.04                 | Parking |
| 2.           | Ground Floor   | 1414.32                 | -                       | 1414.32                 | Shop    |
| 3.           | First Floor    | 1523.05                 | -                       | 1523.05                 | Shop    |
| 4.           | Second Floor   | 1523.05                 | -                       | 1523.05                 | Office  |
| 5.           | Terrace Floor  | -                       | 56.64                   | 56.64                   |         |
| <b>Total</b> |                | <b>4460.42</b>          | <b>1579.68</b>          | <b>6040.10</b>          |         |

Total FSI Area– 4460.42 Sq.m (48011.96 Sq.ft.)

The above area the technical approval for the Proposed 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. 38/2026. planning permission period from 06.03.2026 to 05.03.2034.**

- 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. It is the sole responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.

6. 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 Revised and Additional Industrial building. Solar photo voltaic panels to be erected at the 1/3 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 municipality engineer details at the place of construction.

**The fee collected from the applicant are as follows.**

Scrutiny fee : Rs. 9304 /-

Centage Charges :Rs.10/-

Development Charges : Rs.20 /-

I & A Charges :Rs. 2068 /-

Shelter charges: Rs. 1777 /-

Premium FSI : Rs. 100912 /-

CC Charges : Rs. 17 /-

Security Deposit Charges : Rs. 1034 /-

Display board charges :Rs.1500/-

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

**To**

The Commissioner,  
Hosur City Municipal Corporation,  
Hosur.

**Copy to**

M/s. SCT Smarthomes Creators Private Limited,  
No. 91-D, 2<sup>nd</sup> Cross Street, Appavu Nagar,  
Thalli Road, Hosur-635 109.

# 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

## 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



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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

