

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
SHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING OFFICE

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

Online Building Plan Application – Planning Permission

Application Number: SWP/BPA/786293/2026, Dated: 23.03.2026

Sir/Madam,

Subject : Existing approved and proposed Additional School

Building- District Town and Country Planning Office, Krishnagiri- Hosur Taluk – Hosur City Municipal Corporation – Mookandapalli Village in S.F.Nos: 602/1A2, 602/1b, 603/1, 603/2, 603/3, 605/8, 622/1, 622/2, 622/3, 622/4, 622/5A2 & 622/6A With an extent of 15311.00 Sq.m (3.77Acres)- Existing FSI Area of 5670.33 Sq.m (61,035.44 Sq.ft.) – now applicant requested to Proposed additional School Building in the same village, additional S.F.No.605/5 has been added – additional site extent of 1900Sq.m. (0.469 Acres) – Total Site extent of 17,211.00Sq.m. (4.25 Acres)- Proposed additional FSI Area of 1585.05 Sq.m (17,061.47Sq.ft.) – Total FSI Area of 7255.38Sq.m (78,096.91 Sq.ft.) – Planning Permission issued - forwarded for further action - Reg.

Reference: 1. SWP/BPA/786293/2026 DTCP Technical concurrence issued by DTCP Chennai on 18.03.2026.

2. Applicant Managing Director, Mr. M.Nataraj, M/s. Agasthya Vidya Mandir School, Krishnagiri District, Application Reference No. SWP/BPA/786293/2026 Received Dated: 21.02.2026. Deputy Director, Krishnagiri District, inspection report of online application No. SWP/BPA/786293/2026, Dated:- 23.02.2026.

3. G.O.(2D) No.51, Housing and Urban Development Department, Dated: 24.02.2020.

4. Director of Town and Country Planning, Chennai, Technical concurrence, Roc. No.6378/2020/TCP7, T.C.No.B.P/DTCP No.139/2020, Dated.06.07.2020, Member Secretary, Hosur New Town Development Authority Roc. No. 342/2020/HNTDA, Planning Permission No. 9A, 9B/2020, Dated:- 12.08.2020, Building Permit issued by the commissioner, Hosur Municipal Corporation office vide proceedings bearing No.153/BL/2020/00762, Dated:- 21.12.2020 and Building Construction Completion Certificate issued vide Roc. No. 3272/21/KD(HNTDA), Dated:- 29.04.2021.
5. Director of Town and Country Planning, Chennai, Technical concurrence, Application No.SWP/BPA/0005714/2023, T.C.No. B.P/DTCP No.387/2023, Dated.11.10.2023, Deputy Director, Krishnagiri District Town and Country Planning office, Planning permission No.B.P/H.N.T.D.A (KD) No.96/2023, dated.18.10.2023 and Building Construction Completion Certificate issued vide Online No. SWP/BPA/PP/0005714/2023, Dated:- 12.09.2024.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
8. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O.225 Department of Municipal Administration and Water Supply, Dated: 26.11.2024.
12. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
13. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
14. G.O.No.171, Housing and Urban Development Department, Dated: 30.01.2025.
15. G.O. No.173, Housing and Urban Development Department, Dated: 06.11.2025.

- 16.G.O. No.153, Housing and Urban Development Department, Dated: 08.10.2025.
- 17.Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
- 18.Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
- 19.Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai (Circular)
- 20.Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular)
- 21.District officer, Western Region, Krishnagiri District Fire & Rescue service department NOC, Letter PP NOC No.8306/ NOC/NMSB/2026, Date.28.02.2026.
- 22.Centage and I&A fee paid and submitted by applicant on 23.03.2026.

Order

Further, with reference to the 1st Cited Technical concurrence issued by DTCP Chennai for construction of an additional School Building in the Mookandapalli village. With reference to the 4th and 5th Cited letter, it is submitted that in Krishnagiri District, Hosur Taluk, Hosur City Municipal Corporation, Mookandapalli Village in S.F.Nos: 602/1A2, 602/1b, 603/1, 603/2, 603/3, 605/8, 622/1, 622/2, 622/3, 622/4, 622/5A2 & 622/6A With an extent of 15311.00 Sq.m (3.77Acres), Existing FSI Area of 5670.33 Sq.m (61,035.44 Sq.ft.) has been already approved.

In this regard, an additional land in S.F.No. 605/5 measuring 1900 Sq.m. (0.469 Acres) has been included. Accordingly, the total Site extent of 17,211.00 Sq.m. (4.25 Acres). The applicant has Proposed an additional FSI Area of 1585.05 Sq.m (17,061.47Sq.ft.), thereby making the total FSI Area of 7255.38 Sq.m (78,096.91 Sq.ft.).

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:240/ 2026, and the boundary of the site has been marked as "1 to 34"

The area statement for the Existing approved and proposed additional School building is as below.

Area of Site (As per Document) - 17297.47 Sq.m. (4.2743 Acres)

Area of Site (As per Patta) - 17211.00 Sq.m. (4.2529 Acres)

Sl. No.	Description	FSI Area in (Sq.m)	Non-FSI Area in (Sq.m)	Total Built-up area in (Sq.m)
1.	Existing Building (Already Approved) Block-1			
	Ground Floor	1269.80	-	1269.80
	First Floor	1225.61	-	1225.61
	Second Floor	1225.61	-	1225.61
	Head Room	-	164.74	164.74
	Total Existing Approved Area-1	3721.02	164.74	3885.76
2.	Block-2 (Already Approved)			
	Ground Floor	649.77	-	649.77
	First Floor	649.77	-	649.77
	Second Floor	649.77	-	649.77
	Terrace Floor (Stair and Lift Head Room)	-	84.61	84.61
	Total Existing Approved Area-2	1,949.31	84.61	2033.92
	Grand Total (1&2)	5670.33	249.35	5919.68

Building details: proposed additional School Building

Sl. No.	Description	FSI Area in (Sq.m)	Non-FSI Area in (Sq.m)	Total Built-up area in (Sq.m)
1.	Block-3			
	Ground Floor	524.36	-	524.36
	First Floor	524.36	-	524.36
	Second Floor	524.36	-	524.36
	Head Room	-	40.48	40.48
2.	Telecommunication Room	11.97	-	11.97
	Total Proposed Building Area-1	1,585.05	40.48	1,625.53

Total FSI Floor – 7255.38 (Existing Approved = 5670.33 Sq.m. + Proposed additional building = 1585.05 Sq.m.) / 17211.00

FSI - 0.42

OSR - 1736.31Sq.m (10.03%) provided

The above area the technical approval for the Existing approved and proposed additional School 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. 49/2026.**

Planning Permission Period from 23.03.2026 to 24.03.2034.

Special Conditions

1. The OSR (A to F) area – 1736.31Sq.m. (10.03%) shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.

7. 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 Existing approval and proposed additional school 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 following charges are collected as follows:

Centage Charges	Rs.300/-, Rs.4000/-
I & A Charges	Rs.300800/-
Display board charges	Rs.1500/-
Development charges for land	Rs.69200/-
Development charges for building	Rs.16400/-
CC Charges	Rs.17652/-
Security Deposit Charges	Rs.150400 /-
Scrutiny fee	Rs.29096/-

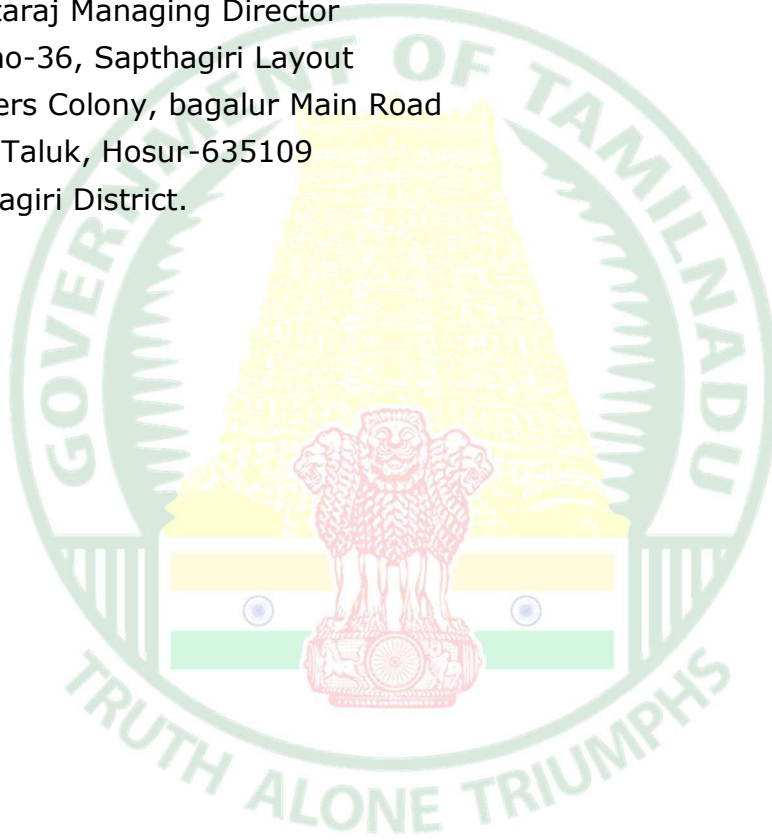
Deputy Director
District Town and Country Planning Office,
Krishnagiri District,Hosur

To

The Commissioner,
Hosur City Municipal Corporation,
Hosur.

Copy to

M/s. Agasthya Vidya Mandir School,
M. Nataraj Managing Director
Door no-36, Sapthagiri Layout
Teachers Colony, bagalur Main Road
Hosur Taluk, Hosur-635109
Krishnagiri District.



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.

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.

