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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.



CEEDINGS 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/795197/2026, Dated: 13.04.2026.

Sir/Madam,

Subject: Industry Building (White Category) – District Town and Country Planning Office, Krishnagiri – Krishnagiri District– Hosur Taluk / City Municipal Corporation – Mookondapalli Village in Plot no. 37-B, S.F.Nos: 69pt, 70pt, 72pt, 390pt, 392pt and 394pt at Sipcot Industrial Park at Hosur (Phase-I) Approval No.L.P/R(VD) No.03/1978 - With an extent of 26304.60 Sq.m (6.50 Acres)- FSI Area of 2033.74 Sq.m (21,891.17Sq.ft.)- Now applicant requested to proposed industrial building after demolish the existing building in the same site area – FSI area of 15918.96 Sq.m (1,71,351.68 Sq.ft.) with 600 HP - Planning Permission issued - forwarded for further action- Reg.

- Ref:**
1. SWP/BPA/795197/2026 DTCP Technical concurrence issued by DTCP Chennai on 07.04.2026
 2. Applicant M/s. ABC Fruits, Thiru. Govindachetty Vijayan, Tmt. V.Santhi, Krishnagiri District, Application Reference No. SWP/BPA/795197/2026 Received Dated: 09.03.2024.Deputy Director, Krishnagiri District, inspection report of online application no. SWP/BPA/795197/2026, Dated:- 10.03.2026.
 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.1, 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.
 9. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
 10. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.

11. G.O. No.171, Housing and Urban Development Department, Dated: 30.01.2025.
12. G.O. No.173, Housing and Urban Development Department, Dated: 06.11.2025.
13. G.O. No.153, Housing and Urban Development Department, Dated: 08.10.2025.
14. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
15. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
16. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai (Circular)
17. Letter Roc No. 14227/2017/TCP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular).
18. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023 of Director of Town and Country Planning, Chennai (Circular)
19. District officer, Western Region Fire & Rescue service department, Krishnagiri District, PP NOC No. 8617/NOC/NMSB/2026, Date.13.03.2026.
20. Guidance Bureau online application CAF No. 199974, Dated:- 02.03.2026.
21. Member Secretary (i/c), Hosur New Town Development Authority, Hosur, Roc. No.2670/91/A3, Dated:- 26.11.1991, FP/PP/HNTDA No. 25C/1991.
22. Managing Director, State Industries Promotion Corporation of Tamil Nadu Limited, Chennai, Lr. No.P-I/SIP-Hosur/Ankit/2022, Dated:-22.12.2022.
23. Centage Charges, Development Charges, I & A Charges and Shelter Charges Fees Paid by the Applicant on 09.04.2026.

Order:

With reference to the 1st cited letter, the Technical Concurrence was issued by DTCP, Chennai for the proposed industrial building, after demolition of the existing structure, at Mookondapalli Village, Plot No. 37-B, in S.F. Nos. 69 (pt), 70 (pt), 72 (pt), 390 (pt), 392 (pt) and 394 (pt), located in SIPCOT Industrial Park, Hosur (Phase-I), approved vide Approval No. L.P/R (VD) No. 03/1978, within Hosur Taluk / City Municipal Corporation, With an Sit Extent extent of 26304.60 Sq.m (6.50 Acres)- with a total FSI area of 15,918.96 sq.m (1,71,351.68 sq.ft.) With 600 HP.

With reference to the 21st cited letter, the applicant, M/s. Ankit Granites Ltd., Krishnagiri District, has already obtained approval for an FSI area of 2,033.74 sq.m (21,891.17 sq.ft.) within the same site at Mookondapalli Village, Hosur Taluk / City Municipal Corporation. Further, as cited in the 22nd reference, the SIPCOT letter conveys the transfer of leasehold rights in favour of M/s. ABC Fruits, Thiru. Govindachetty Vijayan, and Tmt. V. Santhi, Krishnagiri District.

The applicant's request has been accepted by DTCP Chennai and the boundary of the site has been marked as "A to G". Accordingly, Technical Concurrence for the above proposal is hereby issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971, and is assigned No. B.P./DTCP No. 289/2026.

The area statement for the Proposed Industrial building is as below. Area of the Site [As per PLR/ FMB Area] – 26304.60 Sq.m.
Area of the Site [As per Document Area] – 26304.60 Sq.m.

Building details : Existing demolished and proposed Industrial Building (White Category)

Existing Approval Details				
Sl. No.	Description	FSI area in (Sq.m.)	Non-FSI area in (Sq.m.)	Total Built-up area in (Sq.m)
1.	Block-I – Ground Floor	2033.74	-	2033.74
2.	Guard Room	-	26.68	26.68
Total Area		2033.74	26.68	2060.42

Proposed Building				
Sl. No.	Description	FSI area in (Sq.m.)	Non-FSI area in (Sq.m.)	Total Built-up area in (Sq.m)
1.	Block-I – Ground Floor	5391.75	-	5391.75
2.	Block-II – Ground Floor	5391.75	-	5391.75
3.	Block-III – Ground Floor	5122.10	-	5122.10
4.	Telecommunication Room	13.36	-	13.36
5	Guard Room	-	6.25	6.25
Total Area		15918.96	6.25	15925.21

Total FSI Area–
15918.96Sq.m. FSI: 0.61
OSR – 2769.05 Sq.m. (10.53%)

The above area the Planning permission approval for the existing demolished and proposed Industrial Building is hereby issued with special and general conditions. The building plan is numbered as **B.P/H.N.T.D.A (K.D) No. 64/2026, Planning permission period from 13.04.2026 to 12.04.2034.**

Special Conditions

1. The OSR (1 to 4) area – 2769.05 Sq.m. (10.53%) shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 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 Demolished and proposed 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 following charges are collected as follows:

S.no	Fees Collected	Amount (Rs.)
1.	Centage charges	Rs.600/-, Rs.8000/- Dated: 09.04.2026
2.	I & A charges	Rs.2994840/- Dated: 09.04.2026
5.	Display board charges	Rs.1500/- Dated: 09.04.2026
6.	Development charges for land	Rs.78918/- Dated: 09.04.2026
7.	Development charges for building	Rs.119550/- Dated: 09.04.2026
8.	Shelter charges	Rs.1913705/- Dated: 09.04.2026
9.	Scrutiny fee	Rs.71281/- Dated: 09.03.2026

To

The Commissioner,
Hosur City Municipal Corporation,
Hosur.

Copy to

M/s. ABC FRUITS
1.Thiru. Govindachetty Vijayan,
2.Tmt. V.Santhi,
No.701, Ankinayanapalli Village & Post,
Bengalore – Chennai Highway,
Bargur Taluk,
Krishnagiri District.



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