PP APPROVAL RECORD

Planning Permission

Survey 500/2A and 7 more

Gopanapalli, Hosur taluk

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.

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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/938578/2026,

Dated 06.11.2026.

Sir/Madam,

Subject: **NHRB – Proposed Industrial Building – Manufacturing of Plastic Moulded Painted Components ("Spray Painting, Paint baking, paint shipping" – Orange Category)** – District Town and Country Planning, Krishnagiri District – Hosur New Town Development Authority – Krishnagiri District – Hosur Taluk – Hosur Panchayat union – Gopanapalli Village / Panchayat – S.F.No's. 500/2A, 500/3, 501/1C1, 501/2A2, 501/2B, 501/2C, 501/3A & 501/3B – With site extent of 39114.00 Sq.m (9.66 Acres) – Proposed FSI Area of Industrial building (Orange Category) – 37462.49 Sq.m – Planning Permission issued – Forwarded for further action – Regarding.

Reference:

1. SWP/BPA/938578/2026, Technical concurrence issued by CTCP Chennai on 27.10.2026.
2. Applicant Thiru D.S. Sethumadhavan, Chief Executive Officer of M/s.Pricol Precision Products Pvt Ltd, Coimbatore Online Application Reference No. SWP/BPA/938578/2026, Dated: 29.08.2026 & 30.09.2026.
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.01, 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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
8. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. Director of Town & Country Planning, Chennai (Circular) Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
14. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
15. G.O. No.154, Housing and Urban Development Department, Dated: 07.10.2025.
16. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
17. District officer, Fire & Rescue service, Krishnagiri District, No objection Certificate, PP NOC No.12304/NOC/NMSB/2026, Dated.12.09.2026.
18. G.O. (2D) No.221, Housing and Urban Development Department, Dated: 23.07.2026 (Change of Land Use Conversion from Agricultural use zone into Industrial use zone).
19. Environmental Clearance NOC by Ministry of Environment, Forest and Climate Change (issued by SEIAA), EC identification No. EC26C3806TN5526270N, File No.13316, Category-B2, dated: 07.05.2026.
20. Deputy Director, Krishnagiri District Letter Roc. No. 2171/2026, dated: 30.10.2026.
21. Tamil Nadu Pollution Control Board, Consent for Establishment under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, Consent Order No. 2601276350205, Proceedings No. T2/TNPCB/F.4348HSR/OL/HSR/A/2026, Dated: 05.08.2026 (valid up to 06.05.2033).
22. Hosur New Town Development Authority, Collector Resolution – 146th Authority Meeting (10th meeting of 2026), Resolution No. 06, Dated: 29.10.2026.
23. Demand payment Request Letter, dated: 28.10.2026 (requiring payment of Centage Fee Charge, Development Charges, Display Board Charges & I & A Charges).
24. Applicant Thiru D.S. Sethumadhavan, Chief Executive Officer, M/s. Pricol Precision Products Pvt Ltd, Coimbatore, letter Dated: 06.11.2026. (Fees paid on 29.10.2026 & 30.10.2026 submitted on 06.11.2026).

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ORDER: -

With reference to the 1st Cited Technical concurrence issued for approval for the Proposed Industrial building in Krishnagiri District, Hosur Taluk / Panchayat union, Gopanapalli Village / Panchayat, S.F.No's. 500/2A, 500/3, 501/1C1, 501/2A2, 501/2B, 501/2C, 501/3A & 501/3B totally having a site extent of 39114.00 Sq.m (9.66 Acres). The proposed FSI area of Industrial building is 37462.49 Sq.m.

The Deputy Director / Member Secretary, Hosur NTDA, Krishnagiri District Town and Country Planning Office have recommended the proposal with a site inspection remark.

The proposal was placed before the 146th Authority Meeting (10th meeting of 2026) of the Hosur New Town Development Authority held on 29.10.2026, and the Authority accepted the office note (Resolution No. 06, 22nd cited) that planning permission may be issued after collecting the charges payable to Government.

Based on the Deputy Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 19". 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: 728/2026** by CTCP Chennai.

Compliance Condition of obtaining NOC from the Tamil Nadu Pollution Control Board mentioned in Technical Concurrence is called from the applicant vide 20th cited letter and the condition has been fulfilled by the Consent for Establishment issued by the Tamil Nadu Pollution Control Board cited at 21st.

The proposal was placed before the 146th Authority Meeting (10th meeting of 2026) of the Hosur New Town Development Authority held on 29.10.2026, and the Authority accepted the office note (Resolution No. 06, 22nd cited) that planning permission may be issued after collecting the charges payable to Government.

The charges have been collected and the planning permission has been issued with following details and conditions.

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

Area of the Site as per document / Patta – 39114.00 Sq.m (9.66 Acres)

(38797.86 Sq.m as per FMB, super imposed area)

Building details: Proposed Construction of Industrial Building:

Block	Description	FSI Area in (Sq.m)	Non–FSI Area in (Sq.m)	Total Built–up area in (Sq.m)
1	Factory Building – Ground Floor	17895.93	–	17895.93
1	Factory Building – First Floor	12728.02	–	12728.02
2	Regrinding Material Storage and Power House – Ground Floor	1473.63	–	1473.63
2	Regrinding Material Storage and Power House – First Floor	1374.86	–	1374.86
3	Pump Room, STP & LPG Yard, ETP, Sludge Pit & Sludge Storage – Ground Floor	886.60	–	886.60
3	Pump Room, STP & LPG Yard, ETP, Sludge Pit & Sludge Storage – First Floor	556.45	–	556.45
4	Dining, Kitchen & Office – Ground Floor	826.22	–	826.22
4	Dining, Kitchen & Office – First Floor	785.97	–	785.97
4	Dining, Kitchen & Office – Second Floor	785.97	–	785.97
5	Security – Ground Floor	148.84	–	148.84
	Total	**37462.49**	**–**	**37462.49**

Total FSI Floor– 37462.49 Sq.m.

FSI– 0.96

OSR– 3911.40 – 10.00%

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. 155/2026. Planning Permission period from 06.11.2026 to 05.11.2034.**

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 Area 3911.40 Sq.m (10.00%) [OSR-1: 2372.91 Sq.m earmarked as "A to F" and OSR-2: 1538.49 Sq.m earmarked as "G to O"] 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 NOC cited in the reference 19th issued by the Ministry of Environment, Forest and Climate Change (SEIAA) is to be followed scrupulously.
3. Conditions stipulated in the Fire NOC cited in the reference 17th issued by District Fire Officer, Krishnagiri, Tamil Nadu Fire and Rescue Services is to be followed scrupulously.
4. As per G.O. cited in the reference 16th, for commercial, industrial and institutional buildings exceeding 300 Sq.m FSI area, 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.
5. As per TNCD&BR 2019 Annexure-XXI, Closed Circuit Television units shall be provided.
6. It is the sole 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 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
9. 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.

10. 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.

11. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.

12. "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.

13. 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.

14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

15. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

16. 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.

17. 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.

18. Any objections or suggestions received from the public shall be duly considered and necessary corrective measures shall be taken by the Local Body before the issuance of final approval.

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 Deputy Director, Town & Country Planning** 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.

21. The provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No.193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable.

The following fee and charges are collected as follows.

Scrutiny Charge	Rs. 133123.00, Dated: 29.08.2026.
Centage Charge for Land	Rs. 600.00, Dated: 30.10.2026.
Centage Charge for Building	Rs. 25500.00, Dated: 30.10.2026.
Infrastructure and Amenities Charges	Rs. 7046240.00, Dated: 30.10.2026.
Display Board Charges	Rs. 1500.00, Dated: 29.10.2026.
Development Charge for Land	Rs. 116400.00, Dated: 29.10.2026.
Development Charge for Building	Rs. 281100.00, Dated: 29.10.2026.
Premium FSI Charges	– NIL–
Osr Fees	– Reserved as OSR

Further, the Applicant has requested to approach **The Special Officer / Block Development officer, Hosur Panchayat Union** for the Final Approval of Industrial Building.

The Special Officer / Block Development officer, Hosur Panchayat Union is requested to give the final approval for the Industrial 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 Special Officer / Block Development officer,
Gopanapalli Village, Hosur Panchayat Union,
Hosur Taluk, Krishnagiri.

Enclosure

Original Map and Condition – 1 set

Copy to

Thiru D.S. Sethumadhavan, Chief Executive Officer,
S/o. D.V. Srinivasn, M/s. Pricol Precision Products Pvt Ltd,
No.109, Race Course Road, Behind HSBC Bank,
Coimbatore South, Coimbatore – 641 018.

THE LANDLENS SUITE

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

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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

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Services we run for you
/services

The LandLens suite
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- 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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