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REFERENCE
SWP/BPA/945201/2026

ISSUED
27 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 37/1A and 2 more

Rangopanditha Agraharam, 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/0945201/2026,

Dated: 27.10.2026.

Sir/Madam,

Subject: **Commercial Building** – District Town and Country Planning, Krishnagiri – Hosur New Town Development Authority – Krishnagiri District – Hosur Taluk – Hosur Panchayat Union – Onnalvadi Panchayat – Rangopanditha Agraharam Village – S.F.No's. 37/1A, 37/2C & 37/3A – Site area of 3552.00 Sq.m. – Proposed **Commercial Building** – FSI Area of 2429.00 Sq.m.– Planning permission Approval Issued – Forwarded for further action – Regarding.

Reference:

1. Applicants 1) M/s.Gokul Hills, i) Mr. S.Vijayakumar, ii) Mr.M. Kannan, 2) M/s Sriparvata and Best Projects, i) Mr. Vijaykumar Raju, ii) Mr. Gali Kamakshaiah Online Application No. **SWP/BPA/0945201/2026**, dated. **05.09.2026**.
2. G.O.Ms. No. 138, Housing and Urban Development Department, dated 04.06.2004.
3. G.O. Ms. No.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. G.O. Ms. No.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.18, Housing and Urban Development Department, dated 04.02.2019.
5. G.O. Ms. No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O. Ms. No.16, Department of Municipal Administration and Water Supply dated 31.01.2020
6. G.O. Ms. No.01, Housing and Urban Development Department, dated 05.01.2021.

7. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated:04-07-2014.
8. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
9. Circular from the Commissioner of Town and Country Planning, Roc No.4367/2019/PA2 dated 05.02.2020.
10. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/Spl. Cell, Dated:13-10-2020.
11. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23-04-2022.
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. G.O.Ms. No. 154, Housing and Urban Development Department, Dated: 07.10.2025.
16. District Officer, Fire and Rescue services, Krishnagiri District PP NOC No: 12596/NOC/NMSB/2026, Dated.26.09.2026.
17. Demand payment Request Letter, dated: 14.10.2026 (requiring payment of OSR Fee, Centage Fee Charge, CC Charges, Development Charges, Security Deposit Charge Display Board Charges, I & A Charges and Flag Day Fund).
18. Applicant, 1) M/s.Gokul Hills, i) Mr. S.Vijayakumar, ii) Mr.M. Kannan, 2) M/s Sriparvata and Best Projects, i) Mr. Vijaykumar Raju, ii) Mr. Gali Kamakshaiah, letter Dated: 14.10.2026 & 15.10.2026. (Payment of OSR Fee, Centage Fee Charge, CC Charges, Development Charges, Security Deposit Charge Display Board Charges, I & A Charges and Flag Day Fund paid and submitted on 27.10.2026).

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Order :-

The application seeking technical approval for the proposed construction of **Commercial Building** at a Site extent of 3552.00 Sq.m. in the land bearing in S.F.No'. 37/1A, 37/2C & 37/3A Hosur Panchayat Union, Onnalvadi Panchayat, Rangopanditha Agraharam Village, Hosur Taluk, Krishnagiri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The proposed site is earmarked as "A to I" and Numbered as **L.P/D.D.T.C.P. (K.D) No. 217/2026** and Site Approval has been issued.

The Proposed **Commercial Building** satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 7th cited above.

The proposed Commercial Building Area:

Area of Site : 3552.00 Sqm.

S.NO.	BUILDING DETAILS	FSI AREA (in Sq.M.)	Non-FSI AREA (in Sq.M.)	TOTAL AREA (in Sq.M.)
1.	GROUND FLOOR	932.86	89.57	1022.43
2.	FIRST FLOOR	797.66	–	797.66
3.	SECOND FLOOR	698.48	–	698.48
4.	HEAD ROOM	–	46.33	46.33
TOTAL		**2429.00**	**135.90**	**2564.90**

FSI – 0.6838

1) With above area the proposed building Planning permission approval issued with special and general conditions. The building plan Planning permission Numbered as **B.P/H.N.T.D.A. (K.D) No.150/2026, Planning Permission Period from 27.10.2026 to 26.10.2034.**

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

3) 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.

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

SPECIAL CONDITIONS:

1. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
    a. Title or ownership of the site or building
    b. Easement Rights.
    c. Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
    d. Workmanship, soundness of structure and materials used.
    e. Quality of building services and amenities the construction of building.
    f. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.

3. Conditions mentioned in the No Objection certificates obtained from the central and State Government Departments must be followed scrupulously.

4. 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

5. 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.

6. 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.

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

8. "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.

9. 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.

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

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

12. 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.

13. 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.

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, District Town and 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.

The following fee and charges are collected as follows.

Scrutiny Charge	Rs. 10410.00, Dated: 05.09.2026.
Centage Charge for Land	Rs. 600.00, Dated : 15.10.2026.
Centage Charge for Building	Rs.9500.00, Dated : 15.10.2026.
Infrastructure and Amenities Charges	Rs. 458720.00, Dated : 15.10.2026.
Display Board Charges	Rs. 1500.00, Dated : 15.10.2026.
Development Charge for Land	Rs. 14660.00, Dated : 15.10.2026.
Development Charge for Building	Rs. 25800.00, Dated: 15.10.2026.
CC Charges	Rs. 27769.00, Dated: 15.10.2026.
Security Deposit Charge	Rs. 229360.00, Dated: 15.10.2026.
Shelter Charges	Rs. 69264.00, Dated: 14.10.2026.

Osr Fees – NIL–

Premium FSI Charges – NIL–

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

The Special Officer / Block Development Officer, Hosur Panchayat Union is requested to give the final approval for the **Commercial 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.

Enclosure

Original Map and Condition – 1 set

To,

Special Officer / Block Development Officer,
Onnalvadi Panchayat,
Rangopanditha Agraharam Village,
Hosur Panchayat Union,
Hosur Taluk,
Krishnagiri District

Copy to

1) M/s.Gokul Hills,
   i) Mr. S.Vijayakumar,
   ii) Mr.M. Kannan,
2) M/s Sriparvata and Best Projects,
   i) Mr. Vijaykumar Raju,
   ii) Mr. Gali Kamakshaiah

Dj Tower, Outer Ring Road, Near
Professional Courier, Hosur – 635109

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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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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.