Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number: SWP/BPA/066419/2023/TCP7

Sir/Madam,

00Subject : **Residential Apartment Building**– Directorate of Town and Country Planning, Chennai – Krishnagiri District – Hosur Taluk – Hosur City Municipal Corporation –Hosur Town / Village – Ward - C, Block -17, T.S.No. 24/1A (Old S.F.No. 200/B (pt)- Site area of 2061.82 sq.m.- FSI area of Proposed Residential Building (Block-1&2 – 45 Dwelling Units) – 4771.35 Sq.m. (51,358.81Sq.ft.) – Technical Concurrence issued – Forwarded for further action - Regarding.

Ref.:

1. Mr. N. Nallappan & K. Ravi Kumar Partners of City Garden Promoters, Krishnagiri Online Application Reference No. SWP/BPA/066419/2023, Received Dated: 21.01.2024.
2. Deputy Director, Krishnagiri District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/066419/2023, Dated: 05.12.2023.
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.
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. 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. Director of Town and Country Planning, Chennai Letter Roc No. 21565/2022/TCP4, Dated: 19.11.2022.
16. District officer, Fire and Rescue Services, Krishnagiri District NOC K. Dis No.3492/A1/2023, Dated:- 23.08.2023.

------x------

Order

1. With reference to the 1st Cited letter, the applicant Krishnagiri District, Hosur Taluk, Hosur City Municipal Corporation, Hosur Town / Village in Ward - C, Block -17, T.S.No. 24/1A (Old S.F.No. 200/B (pt)), Site area of 2061.82 sq.m., and FSI area 4771.35 Sq.m. (51,358.81Sq.ft.) of the Proposed Residential Apartment Building of Block-1 & 2, Stilt + 5 Floors with 45 Dwelling Units. The Deputy Director Krishngiri District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Deputy Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to D".

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: 114 /2024.

2. The area statement for the Proposed Residential building is as below.

Area of Site

As Per Patta / TLSR - 2086.00 Sq.m.

Super Imposed Plot Area - 2061.82 Sq.m.

Description	FSI Area in Sq.m	Non-FSI Area in Sq.m.	Total Built-up area in Sq.m.	Uses and No. of dwelling units
Block-1				
Stilt Floor	-	434.39	434.39	Parking, Bath & W.C.
First Floor	434.39	-	434.39	4 Dwellings
Second Floor	434.39	-	434.39	4 Dwellings
Third Floor	434.39	-	434.39	4 Dwellings
Fourth Floor	434.39	-	434.39	4 Dwellings

Fifth Floor	434.39	-	434.39	4 Dwellings
Terrace Floor	-	31.44	31.44	-
Total - 1	**2171.95**	**465.83**	**2637.78**	**20 Dwellings**
Block-2				
Stilt Floor	-	519.88	519.88	Parking, Bath & W.C.
First Floor	519.88	-	519.88	5 Dwellings
Second Floor	519.88	-	519.88	5 Dwellings
Third Floor	519.88	-	519.88	5 Dwellings
Fourth Floor	519.88	-	519.88	5 Dwellings
Fifth Floor	519.88	-	519.88	5 Dwellings
Terrace Floor	-	31.87	31.87	-
Total -2	**2599.40**	**551.75**	**3151.15**	**25 Dwellings**
Grand Total (1+2)	**4771.35**	**1017.58**	**5788.93**	**45 Dwellings**

Total FSI Area - 2171.95+2599.40 = 4771.35 Sq.m

FSI - 2.31 (Including Premium FSI)

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. It is 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 Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

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.

8. As per this office Circular Roc. No. 4367/2019/BA2, dated:- 05.02.2020 calculate the 10% OSR Area and collect the Guideline value before the issue of planning permission.

General Conditions

1. Solar water heating system to be provided to the Existing 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.
11. As per references Cited Government orders & circulars centage charges Infrastructure and amenities charges, Shelter fund, Premium FSI Charges and other relevant charges to be collected and further action shall be taken by the District officer.

Director of Town and Country Planning

To

The Deputy Director

District Town and Country planning office,

Krishnagiri District.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate