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DISTRICT OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Planning Permission

Application Number: SWP/BPA/623460/2025 Dated 22.10.2025

Subject : **Residential Apartment Building –** District Town and Country Planning, Krishnagiri District – Hosur Taluk / Panchayat Union – Onnalvadi Panchayat / Village - S.F.No 547/2A1A1A1Apt, 548/1A1A1Apt, 551/1A1A1pt, in site extent of 876.00 sq.m. - FSI area of Proposed Building – 1689.64 Sq.m – Proposed of Residential building -Planning permission issued – Regarding.

Reference :

1. Applicant Thiru. G.R.Ananbhabu & P. Usha, Hosur Online Application Reference No.SWP/BPA/623460/2025/TCP7, Received Dated: 11.06.2025.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.No.01, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.No.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. G.O.No.225, Housing and Urban Development Department, Dated: 26.11.2024.
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. District Fire & Rescue Services, Krishnagiri District PP.NOC No 5227/NOC/NMSB/2025 Dated: 23.09. 2025

16. Centage charges, I&A Charges and Development charges rised on 13.10.2025.

17. Centage charges, I&A Charges, and Development charges received from applicant on 10.10.2025.& 21.10.2025

Order

With reference to the 1st Cited letter, the applicant G.R.Anandbhabu & Usha , Hosur has requested for the approval of Residential building at Krishnagiri District, Hosur Taluk / Panchayat Union, Onnalvadi Panchayat / Village, S.F.Nos. 547/2A1A1A1Apt, 548/1A1A1Apt, 551/1A1A1pt, in site extent of 876.00 sq.m. FSI area of 1689.64 sq.m Proposed Residential Building with Stilt+First+Second+Third +Fourth Floor was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The site is amalgamation of plot no 1,2 & 3 in approved layout and earmarked "A to G" and Numbered as **L.P/H.N.T.D. A (K.D) No. 180 /2025** issued Site Approval.

The area statement for the under construction of Residential building is as below.

Area of Site - As per Patta - 876.00 sq.m

Building details: Apartment Building

Description	FSI (Sq.m.)	Non FSI Area (Sq.m.)	Total Built up Area (Sq.m.)	Remarks
Stilt Floor	**-**	**422.41**	**422.41**	**Parking**
First Floor (Dwelling unit 1 to 4)	**422.41**	**-**	**422.41**	**Houses**
Second Floor (Dwelling unit 1 to 4)	**422.41**	**-**	**422.41**	**Houses**

Third Floor (Dwelling unit 1 to 4)	**422.41**	**-**	**422.41**	**Houses**
Fourt Floor (Dwelling unit 1 to 4)	**422.41**	**-**	**422.41**	**Houses**
Head Rooms	**-**	**39.67**	**-**	**-**
TOTAL	**1689.64**	**462.08**	**2151.72**	**-**

FSI Area: - 1688.64 /876.00 = 1.93

Parking Provided

Car parking -12

Two-Wheeler Parking -16

(Including Visitors parking & PH Parking)

With above area of the proposed site approval Building Planning permission issued Numbered as **B.P/HNTDA NO. 130 /2025** and Planning permission Period 24.10.2025 to 23.10.2033

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

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.

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 District 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 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 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 sept 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 envisaged under 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 to comply the said provisions.

11. Setbacks should be retained as per Approval Drawing.

The Following fee and charges are collected as follows:

Scrutiny Charge	:	5553	Date:14.08.2025
Centage Charge for Land	:	900	Date:21.10.2025
Centage Charge for Building	:	14500	Date:21.10.2025
Infrastructure and Amenities Charges	:	318660	Date:21.10.2025
Security Deposits	:	159330	Date:18.10.2025
CC Charges	:	23195	Date:18.10.2025
DC for land	:	1752	Date:18.10.2025
DC for Building	:	10775	Date:18.10.2025
Display Board Charges	:	1500	Date:18.10.2025

The Applicant, requested to approach **The Special officer/ Block Development officer, Onnalvadi Panchayat, Hosur Panchayat union** for the Final Approval of Residential Apartment Building.

The Special officer/Block Development officer, Onnalvadi Panchayat, Hosur Panchayat union is requested to give the final approval for the Residential Apartment Building to the Applicant.

Assistant Director/Deputy Director (i/c)
District Town and country planning
Krishnagiri District, Hosur.

To

1. The Special officer
   Onnalvadi village and Panchayat

2. Block Development officer,
   Hosur Panchayat union,
   Hosur.

Copy To

M/s. SR& CO

1) Mr. G.R. ANANDABABU,
   S/o. Late. S.R. RAXIASWAMY.
   No 4/70,15, Mahalakshmi Nagar,
   Phase-1, Near ASTC Hudco, Hosur Town & Taluk,
   Krishnagiri Dictrict- 635 109.

2) Mrs. P. USHA,
   W/o. K. PRABHU
   No 110/3, 3d main Road,
   New Vasanth nagar
   Bye Pass Road
   Hosur Town & Taluk,
   Krlshnagl11635 10

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

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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.