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DIGITALLY VERIFIED RECORD

RISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING, OFFICE

Online Building Plan Application – Planning Permission

Application Number: **SWP/BPA/362680/2024 Dated 26.11.2024**

Sir/Madam

Subject :Residential Building(Apartment) – District Town and Country Planning Office, Krishnagiri –Hosur New Town Development Authority– Krishnagiri District –Hosur Taluk– Hosur Panchayat Union–Achettipalli village– Sf no 309/38 & 309/39, Plot no 61 & 62 in approved layout L.P/D.T.C.P No 02/2022, Extent 736.60 Sq.mt– Proposed Construction of Residential Building – Planning Permission Issued –Forwarded for further action– Regarding.

Reference:

1) Application Reference No. SWP/BPA/362680/2024 received from applicant M/S. G square Realtors Pvt Ltd Dated 03.10.2024

2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

3) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)

4) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)

5) 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.

6) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

7) Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular)

8) Centage, Development, I & A fees and Security Deposit Fees etc. paid by applicant on 25.11.2024

The application seeking Planning Permission for the proposed construction of Residential Building with Stilt Floor, First Floor, Second Floor, Third Floor and Head Room to an extent of 736.60 Sq.mt, In the land Sf no 309/38 & 309/39 Plot no 61 & 62 in approved layout L.P/D.T.C.P No 02/2022 of Achettipalli village & panchayat, Hosur Panchayat Union/ Hosur Taluk, Krishnagiri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

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

The proposed site is earmarked "A to D" and Numbered as L.P/H.N.T.D.A (K.D) No.171/2024 issued Site Approval.

The proposed Residential Building(Apartment) Area:

Sl.No	Particulars	Total Built Up Area(Sq.Mt)	Non FSI/Deduction Area (Sq.Mt)	FSI Area (Sq.Mt)
1	Area of the proposed Building– Stilt Floor	526.22	526.22	–
2	Area of the proposed Building– First Floor	526.22	17.63	508.89
3	Area of the proposed Building –Second Floor	526.22	17.63	508.89
4.	Area of the proposed Building –Third Floor	526.22	17.63	453.51
5.	Area of the proposed Head Room/Terrace Floor	16.84	16.84	–
	Total	**2121.72**	595.95	1471.29

FSI–1.997

1) With above area the proposed building planning permission issued with special and general conditions. The building plan Planning permission Numbered as **B.P/H.N.T.D.A (K.D) No. 95/2024**. planning permission period **26.11.2024 to 25.11.2032**
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.

General conditions

1) Solar water heating system to be provided to the proposed residential 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) 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.
5) Mosquito netting to be provided at OHT and well.
6) Fire rescue equipment should be provided as per Rules.
7) As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
8) Fly Ash bricks and Materials must be used for construction.
9) 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.

Special conditions:

1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
3) Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

4) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable

5) The fee collected from the applicant are as follows.

Scrutiny fee: Rs. 5350/-

Centage Charges: Rs.14600/-

Development Charges: Rs. 12650/-

I & A Charges: Rs. 277300/-

Security Deposit Charges: Rs. 138650/-

OSR charges: Not applicable

CC Charges: 24002 /-

Display board charges: Rs.1,500/-

Assistant Director/Deputy Director(FAC)
District Town and Country Planning Office,
Krishnagiri District,Hosur.

To

The president,

Achettipalli panchayat,

Hosur panchayat Union,

Krishnagiri District.

Copy to

M/S. G Square Realtors Pvt Ltd,

Its registered office at Flat no 14,

3rd Floor, Harrington Apartment No 98,

Harrington road, Chetpet, Chennai 600031

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
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Services we run for you
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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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