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KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING OFFICE

Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/0079698/2023, dated 15.02.2024

Sir/Madam,

Subject : **Residential Building(Apartment)** – District Town and Country Planning Office, Krishnagiri – Krishnagiri District – Krishnagiri Taluk – Veppanapalli Panchayat union – Kuruparapalli Panchayat & village – S.F.No.256/2B2 – Site area of 2500.00 Sq.m. – FSI area of proposed Residential Building (Apartment)2729.28 Sq.m – Technical Approval Issued – Forwarded for further action – Regarding.

Reference :
1. Application Reference No. SWP/BPA/0079698/2023 received from Mrs. Prema, dated 13.12.2023.
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: 11.04.2023 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. Joint Director, Agriculture and Farmers welfare department, Krishnagiri District Lr. No.E1/5716/2023, dated: 14.07.2023.
9. District Officer, Fire and Rescue services, Krishnagiri District L.Dis No.0023/A1/2023, Dated: 09.10.2023.
10. OSR Charges paid by the applicant on 24.01.2024
11. Centage Charges, Development Charges and I&A fee called from applicant on 30.01.2024.
12. Centage, Development and I&A fee paid by applicant on 08.02.2024.

Order :-

The application seeking technical approval for the proposed construction of Residential Building (Apartment) to an extent of 2500.00 Sq.m. in the land bearing

S.F.No. 256/2B2 of Kuruparapalli village & Panchayat, Veppanapalli Panchayat union, Krishnagiri 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 "ABCDEFG" and Numbered as L.P/D.D.T.C.P (K.D) No.25/2024 issued Site Approval. The Proposed Residential Building (Apartment) satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 7th cited above.

The proposed Residential Building (Apartment) Area:

Sl. No.	Particulars	Total built up area (Sq.m)	Non FSI area (Sq.m)	FSI area (Sq.m)
1	Area of the proposed Building– Stilt Floor	940.46	940.46	–
2	Area of the proposed Building– First Floor	909.76	–	909.76
3	Area of the proposed Building –Second Floor	909.76	–	909.76
4	Area of the proposed Building –Third Floor	909.76	–	909.76
5	Area of Lift Room	2.81	2.81	–
	Total	**3672.55**	**943.27**	**2729.28**

FSI – 1.092

AREA DETAILS PER FLOOR :–

S.No.	FLAT NAME	AREA in (Sqm)
1	A	126.45
2	B	118.40
3	C	130.23
4	D	92.69
5	E	87.25
6	F	87.25
7	G	87.25
8	H	92.66
TOTAL AREA		**822.18**

8 Unit per Floor. Total 24 Unit in the Apartment

1) With above area the proposed building technical approval issued with special and general conditions. The building plan Planning permission Numbered as **B.P/D.T.C.P. (K.D) No.14/2024**. Planning permission period **15.02.2024 to 14.02.2032.**

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 commercial 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.11,273/-

Centage Charges: Rs.23,700/-

OSR charges Rs.6,51,947/-

I & A Charges: Rs.5,13,240/-

Security Deposit: Rs. 2,56,620/-

CC Charges: Rs. 39,533/-

Display board charges: Rs.1,500/-

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

To

The President,
Kuruparapalli Panchayat,
Krishnagiri Taluk,
Krishnagiri District.

Copy to

Mrs. Prema.
D.No. MIG107, Phase -7,
Brindavan Nagar,
Bagalore HUDCO,
Hosur-635109



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