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KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING, OFFICE

Online Building Plan Application – Technical Approval

Application Number : **SWP/BPA/12833/2023 dated 23.08.2023**

Sir/Madam

Subject :Residential Building(Apartment) – District Town and Country Planning Office, Krishnagiri –Hosur New Town Development Authority– Krishnagiri District –Hosur Taluk– Hosur City Municipal Corporation–Mookondapalli village– S.No: 445/3B2 Extent 1312.12 Sq.mt– Proposed Construction of Residential Building – Technical Approval Issued – Forwarded for further action– Regarding.

Reference:

1) Application Reference No. SWP/BPA/0012833/2023 received from applicant Mrs.Raja Rajeswari

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) District Officer, Fire and Rescue services, Krishnagiri District L.Dis No.3041/A1/2023 Date:20.07.2023

9) OSR Fees, Centage, Development, I & A fees and Security Deposit Fees etc.. paid by applicant on 18.08.2023 & 21.08.2023

The application seeking technical approval for the proposed construction of Residential Building with Stilt Floor, First Floor, Second Floor, Third Floor, Fourth Floor and Head Room to an extent of 1312.12 Sq.mt, In the land bearing – S.No: 445/3B2 of Mookondapalli

village, Hosur City Municipal Corporation, 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.122/2023** issued Site Approval.

The proposed Residential Building(Apartment) Area:

Sl.No	Particulars	Total Built Up Area(Sq.Mt)	Non FSI Area (Sq.Mt)	FSI Area (Sq.Mt)
1	Area of the proposed Building– Stilt Floor	749.10	749.10	–
2	Area of the proposed Building– First Floor	749.1	–	717.27
3	Area of the proposed Building –Second Floor	749.1	–	717.27
4.	Area of the proposed Building –Third Floor	749.1	–	717.27
5.	Area of the proposed Building –Fourth Floor	749.1	–	717.27
	Area of Head Room	**32.08**	32.08	–
	TOTAL AREA	3777.58	781.18	2869.08

FSI–2.187

1) With above area the proposed building technical approval issued with special and general conditions. The building plan Planning permission Numbered as **B.P/H.N.T.D.A (K.D) No.84/2023**. planning permission period **23.08.2023 to 22.08.2031**
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 Hotel 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.9529/–

Centage Charges : Rs.28300/–

Development Charges : Rs. 22467/–

I & A Charges :Rs. 539560/–

Security Deposit Charges : Rs. 269780/–

OSR charges : Rs. 65211 /–

Premium FSI charges : Rs 61131 /–

CC Charges : 42697 /–

Display board charges :Rs.1,500/–

Deputy Director
District Town and Country Planning Office,
Krishnagiri District,Hosur.

To

1.The Commissioner,

Hosur City Municipal Corporation,

Hosur Taluk,

Krishnagiri District.

Copy to

Mrs.R.Raja Rajeswari,
Plot No 422, East 9th street, K.K.Nagar,
Gandhi Nagar. Madurai.625020

Certification signature by Shanmugam K, Validity Unknown
Signed by: Deputy Director
Location:Krishnagiri
Date:2023.08.23 17:27:35



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