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3/350/2 Mettukuppam,
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hello@verified.realestate
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KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING,OFFICE

Online Building Plan Application – Planning Permisssion

Application Number : **SWP/BPA/509481/2025 Dated 12.08.2025**

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– Mookandapalli Village S.Nos. 398/2, 398/7, 235/3A as per Document – S.F.Nos. 398/2,398/7, 235/3A2 as per Patta - Site area of 1949.83 sq.m.(0.485 Acres) - FSI area of Proposed residential Building 5422.48 Sq.m. (58,367.57Sq.ft.)- Planning Permission issued – Forwarded for further action - Regarding.

Reference:

1) SWP/BPA/509481/2025/TCP5, DTCP Technical concurrence issued date 24.07.2025

2) Application Reference No. SWP/BPA/509481/2025 received from Mr.A.Govindaraj. Dated 23.04.2025

3) G.O.No.86, Housing and Urban Development Depatment, 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. District officer, Fire and Rescue Service, Krishnagiri District, PP NOC No: 2118/NOC/NMSB/2025, Dated:-15.05.2025.

16. Superintending Engineer (I/C0, Krishnagiri Elecy. Circle,Lr. No. 508/SE/KEDC/AEE/Dev/AE.1/F.NOC(Layout)/2025; dt.23.06.2025.

17. Commissioner, Hosur Municipal Corporation, letter L. Dis.No.8075/2025/F1, Dated:-28.05.2025.

18) OSR Fees, Centage, Development, I & A fees, Shelter, Premium FSI and Security Deposit Fees etc. paid by applicant on 25.07.2025, 31.07.2025 & 07.08.2025

Order

1. With reference to the Technical concurrence issued vide in the 1st cited letter for the proposed Residential building at Krishnagiri District, Hosur City Municipal Corporation, Mookandapalli Village S.Nos. 398/2, 398/7, 235/3A as per Document – S.F.Nos. 398/2,398/7, 235/3A2 as per Patta, Site area of 1949.83 sq.m.(0.485 Acres) FSI area of Proposed residential Building 5422.48 Sq.m. (58,367.57 Sq.ft.)
2. The site has been marked as “1 to 10”. 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: 367/2025 By DTCP
3. The area statement for the Proposed Residential building is as below.
   Area of Site Site
   Site Area as per Patta / TSLR – 1965.00 sq.m
   As per Document - 1949.83 Sq.m.
   The proposed Residential Building(Apartment) Area:

Sl.No	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
1	Stilt Floor	33.63	1044.14	1077.77	Parking and Electrical Room and Drivers bath and WC
2	First Floor	1077.77	-	1077.77	10 Dwellings
3	Second Floor	1077.77	-	1077.77	10 Dwellings
4	Third Floor	1077.77	-	1077.77	10 Dwellings
5.	Fourth Floor	1077.77	-	1077.77	10 Dwellings
6	Fifth Floor	1077.77	-	1077.77	10 Dwellings
7	Head Room and L.M.R.	-	47.07	47.07	Head room & Lift Machine room
	Total	**5,422.48**	**1091.21**	**6,513.69**	**50 Dwellings**

Total FSI Area - 5,422.48 Sq.m

FSI - 2.781 (Including Premium FSI)

1) With the above area the Planning Permission for the proposed building is hereby issued with special and general conditions. The Planning permission for the building plan is Numbered as **B.P/H.N.T.D.A (K.D) No.89/2025**. planning permission period from **12.08.2025 to 11.08.2033**
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.

Special Conditions

1. It is the sole 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 thereunder 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 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 Existing and 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. 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. The fee collected from the applicant are as follows.

Scrutiny fee:	Rs.13690/-
Centage Charges:	Rs.62200/-
Development Charges:	Rs.36940/-
OSR charges:	Rs. 1862079/-
I & A Charges:	Rs. 1024600 /-
Security Deposit Charges:	Rs. 512300/-
Premium FSI Charges:	Rs. 7409903/-
Shelter charges:	Rs. 257508/-
CC Charges:	Rs. 71036/-
Display board charges:	Rs.1,500/-

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

To

The Commissioner,

Hosur City Municipal Corporation,

Hosur, Krishnagiri District.

Copy to

1.Mr.A.Govindaraj,

B7, Hosur- Thally road, Thally Hudco,

New ASTC Hudco, Appavu nagar, Hosur,

Tamil Nadu 635109.

2.The Chairman,

Tamil Nadu Real Estate Regulatory Authority,

Chennai-600008

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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