

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 11/9/22 9:00 PM

From:

Joint Director / Deputy Director / Assistant

Krishnagiri,639 001

TO:

Block Development officer,
Shoolagiri P.U & Taluk,
Krishnagiri Dt

Online Application Number:

SWP/BPA/002330/2022

Submitted Date :

-

Sir,

Subject:

Industrial Building - District Town and Country Planning Office, Krishnagiri – Krishnagiri District -Shoolagiri Taluk & Panchayat Union – Nallakanakothapalli Village and panchayat – S.F.No. 27/14B, 28/2D1B, 4B1, 33/4A2, 4B1, 4B2 –Extent 6226.58Sq.m – Proposed Construction of Industrial Building – Technical Approval Issued – Regarding.

Reference:

- 1) Application Reference No. SWP/BPA/002330/2022 received from M/s. Essae Teraoka Private Limited, Krishnagiri.
- 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: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
- 8) District Officer, Fire and Rescue services, Krishnagiri District L.Dis No.4396/A1/2022 Date: 25.10.2022
- 9) Centage and I&A fee paid by applicant on 03.11.2022
- 10) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.

Body of the letter:

Order:

The application seeking technical approval for the proposed construction of Industrial Building with Ground and First Floor to an extent of 6226.58Sq.m in the land bearing S.F.No. 27/14B, 28/2D1B, 4B1, 33/4A2, 4B1, 4B2, Nallakanakothapalli village and panchayat, Shollagiri Panchayat Union/Taluk, Krishnagiri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Industrial 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 N" and Numbered as L.P/D.D.T.C.P(K.D) No.120/2022 issued Site Approval.

The proposed Industrial Building Area:

Building Area	FSI Area in Sq.mt	Non-FSI Area in Sq.mt	Total Built up Area in Sq.mt
Block-1(Ground Floor)	2453.80	0	2453.80
Block-1(First Floor)	1147.08	0	1147.08
Security Room -		6.25	6.25
Total	3600.88	6.25	3607.13

1) With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as B.P/D.D.T.C.P(K.D) No.79/2022

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) 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 to ensure safe bearing capacity of the soil and adequacy of the foundations.

3) NOC to be obtained from Pollution Control Board for Proposed Industrial Building,

4) If the Site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under the following head of account.

Head of Account

0217 Urban Development –

60 other Urban Development Schemes –

800 other Receipts-AS Receipts under Land use Conversion Charges-

227 non-Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

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

CentageCharges	: Rs.2500/-, Rs. 300/-
I & A Charges	:Rs.678680/-
Display board charges	:Rs.1500/-
Shelter Fund	: Rs.19391.90/-

JD/DD/AD

District Town & Country Planning Office District