

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/31/23 9:05 PM

From:

Joint Director / Deputy Director / Assistant

Krishnagiri,639 001

TO:

The Commissioner,
Hosur Corporation,
Krishnagiri District

Online Application Number:

SWP/BPA/004968/2022

Submitted Date :

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Sir,

Subject:

Industrial Building - Office of the Krishnagiri District Town and Country Planning – Hosur New Town Development Authority, Krishnagiri District – Hosur Taluk/ Corporation – Approved SIDCO layout No.06/1977 , Plot No.25 & 26(sidco letter No 64/B/2014 date 29.03.2022, plot no 18) Hosur Town, ward : A, Block No 41, T.S.No 64/1pt, S.F.No 649/1, 672/1A &674 pt– Extent of 1261.89 Sq.m Construction of R.C.C Industrial Building(Cottage industries-Lapidaries work)– Planning permission issued - forwarded for further action - Regarding.

Reference:

1. Application Reference No. SWP/BPA/004968/2022, Dated: 30.12.2022. Scrutiny Reference VPCWZJ9I Received from M/s.Nawal (Applicant Name K P Kousalya)
- 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 3) G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
- 4) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
- 5) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
- 6) 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.
- 7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
- 8) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
- 9) District officer, Tamil nadu Fire & Rescue service department NOC Letter.O.Mu.No.4670/A1/2022, Date.30.09.2022. Krishnagiri District.
- 10) Demand Received form Applicant M/s.Nawal (Applicant Name K P Kousalya) Letter Dated on : 23/01/2023.

Body of the letter:

The application seeking technical approval for the proposed construction of Industrial Building(Cottage industries-Lapidaries work) of Krishnagiri District, Hosur Taluk/ Corporation, Hosur Town of Approved SIDCO layout No.06/1977(sidco letter No 64/B/2014 date 29.03.2022, plot no 18), ward : A, Block No 41, T.S.No 64/1pt, S.F.No 649/1, 672/1A &674 pt, Plot No.25 & 26, Site Extent- 1261.89 sq.m, Builtup area 2557.76 sq.m (Ground Floor + First Floor + Second Floor + Third Floor + Head Room) was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The Proposed Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8th cited above.

Site Extent-1261.89

The proposed Building Area Details

Ground floor – 631.87 Sq.m,

First Floor-631.87 sq.m,

Second Floor – 631.87 sq.m ,

Third Floor- 631.87 sq.m,

Head Room – 30.28 sq.m ,

Total Built up area – 2557.76 sq.m

Total FSI Area – 2359.89 Sq.m

FSI Achieved -1.87(Normal FSI-1.5+ Premium FSI-0.37)

1)With the above area, the proposed building proposal is given technical approval with the following special and general conditions. The building plan planning permission Numbered as BP/H.N.T.D.A.(K.D) No.07/2023. The planning permission period from 31.01.2023 to 30.01.2031 (8 Years)

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 in ensure safe bearing capacity of the soil and adequacy of the foundations.

3) Pollution Control Board NOC to be obtained.

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

Scrutiny fees : Rs.6612/-

Centage Charge for Land : Rs.300/- Centage Charge for Building : Rs.5700/-

Development Charge for Land : Rs.3786 /- Development Charge for Building : Rs. 20145/-

Infrastructure and Amenities Charges : Rs. 443680/-

Premium FSI charges : Rs. 2531412/-

Display Board Charges : Rs.1,500/-

JD/DD/AD

District Town & Country Planning Office District