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KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING, OFFICE

Online Building Plan Application – Technical Approval

Application Number : SWP/BPA/005750/2023

Sir/Madam

Subject : Residential Building – District Town and Country Planning Office, Krishnagiri –Hosur New Town Development Authority– Krishnagiri District –Hosur Taluk– Hosur City Municipal Corporation–Hosur Town– Hosur Taluk – Hosur Town – ward – B, Block No.39, T.s.No.35/1, (Old S.f.No.245/1B) Site area of 3755.73 sq.m.– FSI area of Proposed Building – 9624.45 Sq.m. – Technical Approval issued – Forwarded for further action – Regarding.

Reference:

- 1) SWP/BPA/005750/2023 DTCP Technical concurrence issued date 27.03.2023
- 2) Application Reference No. SWP/BPA/005750/2023 received from Mr.A.Govindaraj.
- 3) G.O.No.86, Housing and Urban Development Department, 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 Fire & Rescue Services, Krishnagiri District Noc. Letter No:4888/A1/2022, Dated: 17.10.2022.

16) OSR Fees, Centage, Development, I & A fees, Shelter, Premium FSI and Security Deposit Fees Etc.. paid by applicant on 01.04.2023 & 21.04.2023

Order

1. With reference to the Technical concurrence issued vide in the letter for the proposed Residential building at Krishnagiri District, Hosur Taluk, Hosur Town, Ward – B, Block No.39, T.s.No.35/1, (Old S.F.No.245/1B) Site area of 3755.73sq.m, FSI area of Proposed Building is 9624.45 Sq.m.
2. The site has been marked as "1 to 7". 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: 116/2023. By DTCP
3. The area statement for the Proposed Residential building is as below.

Area of Site Site

Area as per Document – 3755.73 Sq.m

Site Area as per Patta / TSLR – 3862.00 Sq.m

Super Imposed Site Area – 3947.60 Sq.m

The proposed Residential Building Area:

Sl.No	Particulars	FSI Area (Sq.Mt)	Non FSI Area (Sq.Mt)	Total Built Up Area(Sq.Mt)
1	Stilt Floor	–	2097.81	2097.81
2	First Floor	1924.89	172.92	2097.81
3	Second Floor	1924.89	172.92	2097.81
4	Third Floor	1924.89	172.92	2097.81
5.	Fourth Floor	1924.89	172.92	2097.81
6	Fifth Floor	1924.89	172.92	2097.81
7	Head Room	–	65.53	65.53
	Total	9624.45	3027.94	12652.39

Total FSI Area – 9624.45 Sq.m

FSI – 2.56

Units per Floor – 16 Units

Total Units (16 x 5Floors) – 80 Units

- 1) With the above area the technical approval 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.37/2023**. planning permission period from **26.04.2023 to 25.04.2031**
- 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.

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.24882.00 /-

Centage Charges : Rs.68300/-

Development Charges : Rs. 74156/-

OSR charges : Rs. 3793287

I & A Charges :Rs. 1809500/-

Security Deposit Charges : Rs. 904750 /-

Premium FSI Charges : Rs. 10670650

CC Charges : 142998/-

Display board charges :Rs.1,500/-

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

To

1.The Commissioner,

Hosur City Municipal Corporation,

Hosur Taluk,

Krishnagiri District.

Copy to

1.Mr.A.Govindaraj., S/o Mr.T.Anandan

Residing at plot no 505,

Anand Lake view apartment,Thally road,

Hosur Taluk, krishnagiri District. 635109.

2.The Chairman,

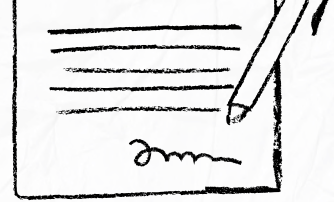
Tamilnadu Real Estate Regulatory Authority,

Chennai-600008

Document certified by Purushothaman Gnanasekaran.

Signed by: Deputy Director
Location: Krishnagiri
Date: 2023.04.26 20:06:45





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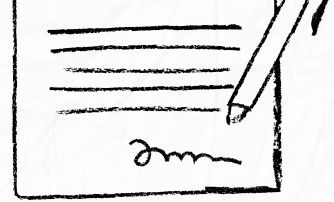
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