

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 5KFZJNZ9 /2023/TCP

Date : 26/09/2023

From:

Joint Director / Deputy Director / Assistant Director
Krishnagiri,639 001

To :

The Commissioner,
Hosur Corporation,
Hosur.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk / Corporation – Avalappalli village–. S.F.No. 224/6A, 224/6B, 224/6C; 225/1A, 225/1B, 225/1C, 225/2A1,225/2A2; 226/3A, 226/3B, 226/4; 249/4B, 249/5; 250/1B, 250/2A,250/2B and 250/3B1 extent of 6.96 Acre (28170.00 Sq.m)– Technical clearance issued – forwarded for further action –Reg.

Ref : 1) Application Reference No 5KFZJNZ9 received through Single Window Portal from Dated: 19.04.2023
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
4) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner 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) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
9) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
10) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 320/2022/TCP3, Dated : 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
12) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
13) Road Pattern plan approved by the Director Town and Country Planning Office, Chennai, Dated: 20.06.2023
14) Applicant Mr.P.V.Magudapathy and others, Krishnagiri, Gift Deed No.12036/2023 & 12037/2023, Dated: 30.06.2023
15) Technical concurrence issued SWP Application Number 5KFZJNZ9 / 2023 / TCP7 dated 09.08.2023 by Director of Town and country Planning, Chennai.
16) Payment Of Centage charges and Development charges are received from the applicant on 28.08.2023

The application seeking technical clearance for the proposed formation of Residential layout extent of 6.96 Acre (28170.00 Sq.m) in the land bearing Avalapalli village and S.F.No 224/6A, 224/6B, 224/6C; 225/1A, 225/1B, 225/1C, 225/2A1,225/2A2; 226/3A, 226/3B, 226/4; 249/4B, 249/5; 250/1B, 250/2A,250/2B and 250/3B1 of Hosur Taluk / Corporation of Krishnagiri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, pubic purposes meant for local body and TANGEDCO vide reference 13th cited above. On receipt of the gift deeds vide in the reference 14th cited above and the technical concurrence for the proposed formation of Residential layout extent of 6.96 Acre (28170.00 Sq.m) in the land bearing Avalapalli village S.F.No 224/6A, 224/6B, 224/6C; 225/1A, 225/1B, 225/1C, 225/2A1,225/2A2; 226/3A, 226/3B, 226/4; 249/4B, 249/5; 250/1B, 250/2A,250/2B and 250/3B1 Numbered LP / DTCP No.58/ 2023 by Director of Town and Country Planning vide in the reference 15th cited .

After getting technical concurrence, from the DTCP vide in the reference 15th cited the receipt of payment of charges such as Centage charges and Development charges were received vide reference 16th cited above, Based on the above the Technical clearance is issued by this office to the above mentioned layout and assigned Planning permission (SWP) NO 50 /2023.

GENERAL CONDITIONS

- 1) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
- 2) 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.
- 3) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
- 4) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam / Collabland website.
- 5) 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) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developers Reasonable period to be prescribed for up keep / maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 5th, 7th, 8th and 12th cited above.
- 3) The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body / TANGEDCO concerned before issuing the final approval.
- 4) As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or Part of it only after registering the real Estate project with the Real Estate Authority. The applicant has to comply the said provisions.
- 5) EWS plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and water supply Department, Dated 31.01.2020 should be applied in appropriate permission for amalgamation of EWS plots
- 6) The East west Patta channel in S.F. No. 226/3A should be maintained properly.

Deputy Director

Authority

Office,

Enclosure

1.Layout map with condition

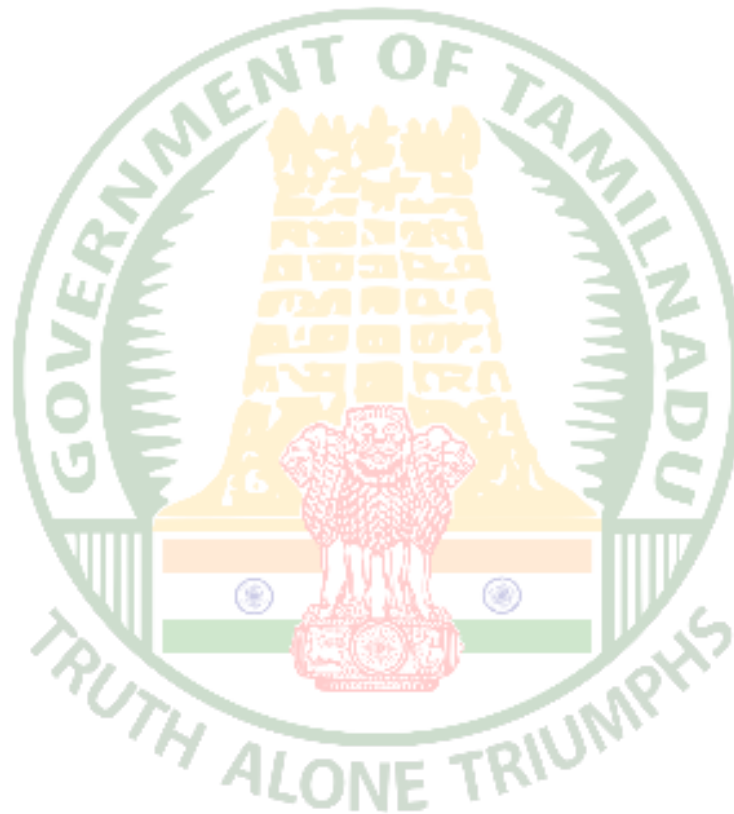
Copy to

Mr.P.V.Magudapathy and others,
21 Gandhi nagar, 2nd street,
Karur.639001.

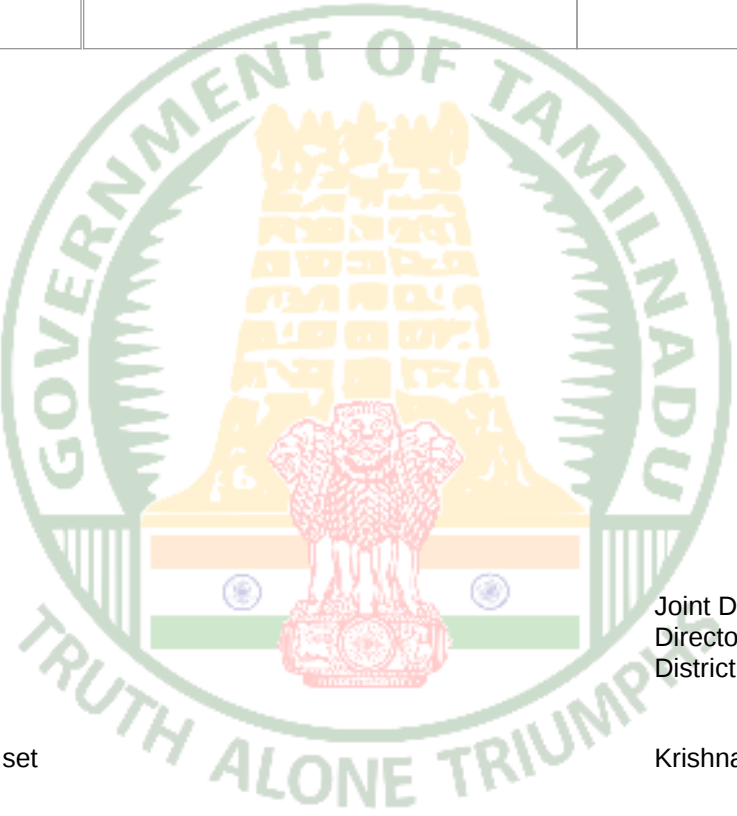
Hosur New Town Development

District Town and Country Planning

Krishnagiri District,



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	42255	19/04/2023
2	OSR Fee		
3	Centage Charges	40500.00	28/08/2023
4	Development Charges	56340.00	28/08/2023
5	Display Board Charges	11500.00	28/08/2023
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Krishnagiri District.