

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001



ROC No. CDK50HC3/2024/TCP

Date : 26/06/2024

From:

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

To :

The commissioner,
Hosur City Municipal Corporation,
Hosur,
Krishnagiri District.

Sir/ Madam,

Sub : Subdivision –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk / Hosur City Municipal Corporation –Mookondapalli village– S.f.no 335/19 -extent of 607.00 sq.m – planning permission issued– forwarded for further action –Reg.

Ref : 1) Application Reference No CDK50HC3 received through Single Window Portal from Dated: 18.05.2024
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) OSR fee raised by District Town and Country Planning Office, Krishnagiri Dated: 21.06.2024
14) Payment Of Centage charges, Development charges and OSR charges are received from the applicant on 24.06.2024 & 22.06.2024

The application seeking technical clearance for the proposed formation of Subdivision extent of 607.00 sq.m in the land bearing Mookondapalli village S.f.no 335/19 of Hosur Taluk / Hosur City Municipal Corporation of Krishnagiri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The payment of charges such as Centage charges, Development charges and OSR charges vide reference 15th cited above, the technical clearance is issued to the mentioned subdivision subject to the following conditions.
The Technical Clearance is issued to the above mentioned subdivision and the number is assigned as L.P/ H.N.T.

D.A.(K.D) (SWP) NO:

101/2024 AND Planning permission (SWP) NO 46/2024

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. a) With reference to the 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final Subdivision sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.

b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final Subdivision sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA.

3. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, is anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

Deputy Director

Hosur New Town Development Authority
District Town and Country Planning Office,
Krishnagiri District.

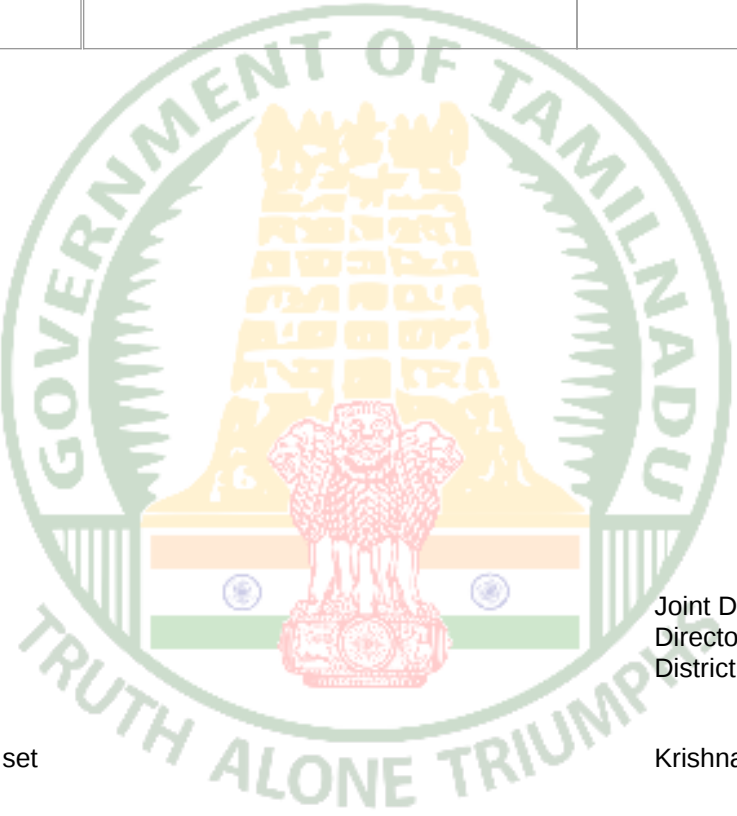
Enclosure

1.Subdivision map with condition

Copy to
Dr.T.Arun Prakash & Dr.Subashini,
No 108, Swarnaboomi,
Near Titan Township, Mathigiri Town,
Hosur Taluk, Krishnagiri District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	911	18/05/2024
2	OSR Fee	261313	22/06/2024
3	Centage Charges	300.00	24/06/2024
4	Development Charges	1214.00	24/06/2024
5	Display Board Charges	11500.00	24/06/2024
6	Satellite town charge		



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

Krishnagiri District.

Enclosure

1.Layout original map and Condition – 2 set