Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. GXFEJG8/2025/TCP Date : 18/06/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The special officer
Pasandi Village and Samalpatti Panchayat
Uthangarai Taluk, Krishnagiri District

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, - Krishnagiri District –Uthangarai Taluk-Mathur Panchayat union – Pasandi village and Samalpatti Panchayat – S.F.No 20/5,and 21/3B1-extent of 4886.00 sq.m (Or) 1.20 ¾ acre – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Applicant Thiru N.Dhanasekaran ,Pasandi village ,application Reference No GXFEJG8/2025 received through Single Window Portal from Dated:
02.05.2025
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 District Town and Country Planning Office, Krishnagiri Dated:05.06.2025
14) Gift deed Document no 4203/2025 and 4202/2025 Dated 06.06.2025 Uploaded by the Applicant Thiru N.Dhanasekaran on 08.06.2025
15) Development charges and Centage charges requested on 13.06.25
16) Payment of Centage charges and Development charges are received from the applicant on 17.06.2025
17). G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.

ORDER:
The application seeking planning permission for the proposed formation of Residential layout extent of 4886.00 sq.m (Or) 1.20 3/4 acre in the land
bearing S.F.No 25/5 and 21/3B1-of Pasdandi village and Samalpatti Panchayat,Mathur Panchayat union ,Uthangarai Taluk 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 gift deeds vide reference 14th cited above and on receipt of payment of charges such as Centage charges, Development charges and OSR
charges vide reference 16th cited above, the technical clearance is issued to the mentioned layout subject to the following conditions.
The Technical Clearance is issued to the above-mentioned layout and the number is assigned as L.P/ D.D.T.C.P (K.D) (SWP) No: 107/ 2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 1.20 3/4 Acre (or)4886.00 Sq.m
No. of Plots : 16
Gifted over to Local Body
Layout Road : 868.232 Sq.m
Public Purpose : 21.00 Sq.m 0.52 %
TANGEDCO Purpose : 24.22 Sq.m 0.60 %

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) If Any court case would be pending with reference to this proposal, in the Planning Permission is would be treated as invalid
6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
7) The geological water line passing through the site, hence the applicant doesn't block and encroaching to stop natural flow.
8) The applicant should be constructed the cover drain as shown in the approved layout drawing and should not obstruct the inflow and outflow. the
local body should ensure this before issue of planning permission.
9) The existing residential house present int site ,its not give building approval so lacal shall be give building approval with rules

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/ developer's 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). 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 17th 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)

AssistantDirector/Deputy Director(i/c)
District Town and country Planning
Krishnagiri District,Hosur

Enclosure
1.Layout map with condition

Copy to

1. N.Dhanasekaran
S/O Nagaraj
No 112.Pasandi village ,
Samalpatti panchayat
Uthangarai TK
Krishnagiri District

2. The Tahsildar (TamilNilam).
Uthangarai,
Krishnagiri District-.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.
Email id:contact.tnrera@tn.gov.in

4. The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Krishnagiri District-.

5. Sub Register,
Uthangarai Registrar Office,
Krishnagiri District-

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7329	02/05/2025
2	OSR Fee	52234	12/06/2025
3	Centage Charges	6000.00	17/06/2025
4	Development Charges	9772.00	17/06/2025
5	Display Board Charges	11500.00	17/06/2025
6	Satellite town charge		
7	Sub Division Charge	8000.00	17/06/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Krishnagiri
Date:2025.06.18 12:22:09