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Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 5UN3H1SU/2024/TCP Date : 27/12/2024

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The Presiden
Eluvapalli Village
Chennasandiram Panchayat
Hosur, Krishnagiri District.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk/Hosur Panchayat union – Eluvapalli village and Chennasandiram Panchayat – S.F.no 99/3A1A & 98/12B -extent of 2229.11sq.m (Or) 0.55 acre – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Application Reference No 5UN3H1SU/2024 received through Single Window Portal from Dated: 09.12.2024
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) Road Pattern plan approved by the District Town and Country Planning Office, Krishnagiri Dated:21.12.2024
14) Gift deed Document no 24558/2024 and 24559/2024 Dated 24.12.2024 Uploaded by the Applicant Thiru S.Pradeepkumar and
V.Vijaykumar and Others
15) Payment of Centage charges and Development charges are received from the applicant on 27.12.2024

ORDER:
The application seeking planning permission for the proposed formation of Residential layout extent of 2229.11sq.m in the land bearing
Eluvapalli village and Chennasandiram Panchayat S.F.no 99/3A1A and 98/12B,of Hosur Taluk / Panchayat Union 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 15th 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/ H.N.T.D.A.(K.D) (SWP) No:193/ 2024 and
Planning permission (SWP) NO 78/2024

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 0.55 Acre-2229.11 Sq.m
No. of Plots : 12
Gifted over to Local Body
Layout Road : 672.47 Sq.m
Public Purpose : 11.48 Sq.m 0.75%
TANGEDCO Purpose : 8.74 Sq.m 0.57%

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) Any court case in the proposed layout of SF Nos , the Planning Permission is invalid
6) 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.

Enclosure
1.Layout map with condition

Copy to
1. S.Pradeepkumar
& P.Vijaykumar
Flat No 301,Rose petal apartment
Motham road ,
Hosur -109

2. The Tahsildar (TamilNilam).
Hosur ,
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,
Hosur Registrar Office,
Krishnagiri District-

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3344	02/12/2024
2	OSR Fee	671067	24/12/2024
3	Centage Charges	4500.00	27/12/2024
4	Development Charges	4460.00	27/12/2024
5	Display Board Charges	11500.00	27/12/2024
6	Satellite town charge		
7	Sub Division Charge	6000.00	27/12/2024

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 Not Verified

Signed by: Deputy Director
Location:Krishnagiri
Date:2024.12.27 16:29:05

Town and Country Planning Department

Krishnagiri,639 001

(Road Pattern)

ROC No. 5UN3H1SU/2024/TCP Date : 12/21/24 8:10 PM

To

Thiru. S.Pradeepkumar & P.Vijayakumar ,
Flat No 301,Rose petal Apartment,
Motham Road, Hosur Town and Tk
Krishnagiri -109

Sir/ Madam,

Sub

Layout DTCP – Krishnagiri District – Hosur Taluk – Hosur New Town Development Authority – Chennachandiram Panchayat and Eluvapalli Village – S.F.No. 98/12B & 99/3A1A in Extent –2229.11Sq.m (or) 0.55 Acre– Layout Road Pattern approval – reg.

Ref:
1. The Layout proposal received through online vide reference No. 5UN3H1SU /2024/ KD Dated :09.12.2024.
2. DTCP Circular No.24282/2005LA2 Dated:04.05.2006.
3. G.O.(Ms.)No18, MA&WS department dated:04.02.2019 and
4. G.O.(Ms.)No.16, MA&WS Department, Dated:31.01.2020.
5. G.O.(Ms.)No.181, Housing and Urban Development Department, Dated:09.12.2020.
6. DTCP Circular No.19799/2020/T Dated:24.12.2020

1. The proposal received through online under reference 1st cited above. seeking approval for the formation of Residential layout in the land bearing S.F.No . 98/12B & 99/3A1A in Extent - 2229.11 Sq.m (or)0.55 Acre at Eluvapalli Village and Chennachandiram Panchayat Hosur Taluk, Krishnagiri District, was scrutinized as per the prevailing rules and guidelines specified in Rule 47 of TNCDBR-2019 and the road pattern plan is approved in which area for roads ,
area meant for Public purpose for local body (0.5%) and the area meant for public purpose for TANGEDCO (0.5%) are earmarked for handing over the same to the respective authorities through gift deeds as per the Government orders and Circulars Under references 2 to 6 cited above

2. In the reference 4th cited, it has been ordered that the DTCP should finalize the layout by verifying the layout rules in TNCD&BR -2019 and to ensure the lands earmarked for roads, and public purpose to be gifted by the applicant(s) and Gift Deed registered in the name of the authorities concerned viz, Local Body TANGEDCO.

3. You are therefore, requested to handover the road space, area and the PP-1 site (Reserved Local Body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered Gift Deed. A copy of the Road Pattern Map showing the road space, and the PP-1 & PP-2 sites with area details which have to be handed over to the respective authorities viz . Local body / TANGEDCO with gift deed format are enclosed.

4. It would be highly appreciated if you could transfer an amount of Rs.2,500 /- to the Flag Day Fund by way of taking DD in favour of Armed Force Flag Day Fund "payable at Chennai and the same Could be sent to this office by post

5. On receipt of the registered Gift Deed in original, the approved plan will be sent to the for sanctioning of the layout.

Copy to:

1. President,
Eluvapalli village
Chennachandiram panchayat
Hosur

2.Sub Registrar,
Hosur Registrar Office,

3.TANGEDCO.
Krishnagiri District.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Signature Not Verified

Signed by: Deputy Director
Location:Krishnagiri
Date:2024.12.21 10:10:56



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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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