Layout Application - Final Approval Letter

Roc No: 03/2025-2026 **Date:** 3/16/26 5:20 PM

From:

Village Panchayat

Achettipalli

To :

M/s. TRUE VALUE HOMES (INDIA) PVT, LTD,
Mr. T.M. Elayaraja
TVH Novella, Second floor,
Plot no. 112, Old no.4, Door No.16/17,
3rd Cross Road, Raja Annamalaipuram, Chennai-600028.

Online Application Number: WS28DGHF

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Hosur Panchayat Union – Achettipalli Panchayat - Achettipalli village - Acknowledging and Approving to an Total extent of 40386.00 sq.m (Or) 9.9798 acre in the Land Bearing S.F.No 1239/1A, 1239/1B, 1244/1, 1245, 1246, 1247/1,1247/2, 1248/1B, 1248/2, 1249/1, 1249/2, 1250/1A, 1252/1B1B & 1253/2B – Residential Plots: 1 to 165 (plot Extent : 24679.00) – Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District – Regarding Approval.

Ref :

1.Applicant MS TRUE VALUE HOMES INDIA PVT LTD Mr T M ELAYARAJA Reference No WS28DGHF Online Application Dated: 06.01.2026
2.District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on Dated: 30.01.2026
3.Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. WS28DGHF/2026/TCP Dated: 09.02.2026
4.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6.G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
7.G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8.G.O.141, Housing and Urban Development Department, dated 23.09.2020
9.Government Letter No.13686/2017/LA1, Housing and Urban Development Department, dated 08.09.2017.

10.Circular from the Commissioner of Town and Country Planning, letter no.19799/2020 dated 24.12.2020
11.Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021
12.Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022
13.G.O.(MS.)No: 180, Rural Development & Panchayat Raj Department , dated : 05.12.2024.
14.Demand payment Request letter dated 03.02.2026 (Requiring payment of Centage Charge).
15.Applicant MS TRUE VALUE HOMES INDIA PVT LTD Mr T M ELAYARAJA Reference No WS28DGHF dated 03.02.2026 (Payment of Development & Centage Charge).
16.Applicant MS TRUE VALUE HOMES INDIA PVT LTD Mr T M ELAYARAJA Reference No WS28DGHF Gift deed (Local Body) document no. 883/2026 & 884/2026 Dated 31.01.2026

Body:

1. In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Hosur Panchayat Union, Achettipalli Panchayat – Achettipalli Village- and Approving to an extent of of 40386.00 sq. m (Or) 9.9798 acre in the Land Bearing Sf.no. 1239/1A, 1239/1B, 1244/1, 1245, 1246, 1247/1,1247/2, 1248/1B, 1248/2, 1249/1, 1249/2, 1250/1A, 1252/1B1B & 1253/2B --Residential Plots : 1 to 165 (Plot extent: 24679.00 Sq. m) The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO. 24/2026, & 12/2026 Dated:09.02.2026 Subject to Special conditions and Technical clearance from the Local Authority.
2.Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Krishnagiri District, The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Local body, Public Space area of roads are donated to the Achettipalli Panchayat – Achettipalli village - with the document no: 883/2026 & 884/2026 Dated : 31.01.2026. registered at the Hosur Sub-Registrar Office.
3. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. WS28DGHF/2026/TCP Dated: 09.02.2026 .and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the abovementioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO. 24/2026, & 12/2026 Dated:09.02.2026 Panchayat Planning permission No :01/2025 Date : 16.03.2026 All the Special conditions mentioned must be strictly followed.
1. Layout Approval Fee – 1237480/- Dated. 16.03.2026
Therefore, Subject to Specific Conditions, Krishnagiri District, Hosur Panchayat Uni on, Achettipalli Panchayat – Achettipalli village - extent of 40386.00 sq. m (Or) 9.9798 acres in the Land Bearing S.F.no 1239/1A, 1239/1B, 1244/1, 1245, 1246, 1247/1,1247/2, 1248/1B, 1248/2, 1249/1, 1249/2, 1250/1A, 1252/1B1B & 1253/2B – Residential Plots.1 to 165 (plot extent: 24679.00 sq.mt) It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Achettipalli PANCHAYAT RESOLUTION No. 01 date : 06.03.2026 at 11.00 am, the ordinary meeting of Achettipalli Panchayat Office. Details the actions taken in the meeting at that time are as follows.
:Thiru.C.Venkatesan Panchayat Special officer Achettipalli Panchayat, Hosur Union, Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. WS28DGHF/2026/TCP Dated. 09.02.2026 and Residential Layout Technical Clearance / Concurrence / Planning Permission was issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO:24/2026, & 12/2026 Dated:09.02.2026 Panchayat PLANNING PERMISSION NO: 03/2026 Date: 16.03.2026 is give subject to specific conditions.
Conditions:
1.Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
2.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
3.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are not allowed.
4.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
5. Every plot deed registration should be accompanied by a copy of this layout approval

map.

6.The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.

7.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes inland ownership.

8. Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.

9. Town and country planning department given rules should follow with out any changes

10. As per your promissory bond terms condition given by you should follow with out any changes if you avoid any terms and condition with out any intimation we will cancel the given order

11. Road, OSR land and park land any encroachment and sales will be cancel the given order

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

12.Roads, parks and public Dravidian areas handed over to the local government by the owner of the land, pathway should not be blocked by walls and should not cause any inconvenience to the public.

Special officer

Achettipalli Village Panchayat.

Copy to:

1.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate,

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2026.03.16 17:20:11