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Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. UXWISSXR/2025/TCP Date : 29/03/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

Special officer
Nallur village
and panchayat
Hosur Panchayat union
Hosur

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk/ Hosur Panchayat union – Nallur village and Panchayat – S.F.No 584/1B1C -extent of 0.17 acre – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Applicant Thiru M.Kantharaj ,Zuzuvadi,Hosur ,application Reference No UXWISSXR/2025 received through Single Window Portal from
Dated: 11.03.2025
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:20.03.2025
14) Gift deed Document no 968/2025 and 969/2025 Dated 21.03.2025 Uploaded by the Applicant Thiru M.Kantharaj on 21.03.2025
15) Payment of Centage charges and Development charges are requested on 25.03.2025
16) Payment of Centage charges and Development charges are received from the applicant on 28.03.2025

ORDER:
The application seeking planning permission for the proposed formation of Residential layout extent of 0.17 acre in the land bearing

S.F.no 584/1B1C of Nallur village and Panchayat 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 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/ H.N.T.D.A.(K.D) (SWP) No:59/ 2025 and
Planning permission (SWP) NO 23/2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 0.17 Acre
No. of Plots : 4
Gifted over to Local Body
Layout Road : 226.08 Sq.m
Public Purpose : 8.99 Sq.m 1.95%
TANGEDCO Purpose : 9.25 Sq.m 2.00%

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.

Deputy Director (
I/C)
District Town and Country
Planning
Krishnagri District
Hosur

Enclosure
1.Layout map with condition

Copy to
1. M.Kantharaj
D. No 3/114, Annanagar
Ist Crosse Betrapalli village
SIPCOT PO
Zuzvadi ,Hosur- 126

2. Block Development officer ,
Hosur Panchayat union
Hosur

3. The Tahsildar (TamilNilam).
Hosur ,
Krishnagiri District
4. 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

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

6. Sub Register,
Bagalur Registrar Office,
Krishnagiri District-

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1154	11/03/2025
2	OSR Fee	15747	22/03/2025
3	Centage Charges	1800.00	28/03/2025
4	Development Charges	1374.00	28/03/2025
5	Display Board Charges	11500.00	28/03/2025
6	Satellite town charge		
7	Sub Division Charge	2400.00	28/03/2025

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:2025.03.29 16:18:25



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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

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