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Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 3IFVOR48/2025/TCP Date : 03/04/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The special officer
Sokkarasanapalli village and
Sevaganapalli Panchayat
Hosur TK,, Krishnagiri District.

Sir/ Madam,

Sub : Sub division –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk/Hosur Panchayat union – Sevaganapalli Panchayat and Sokkarasanapalli village – S.F.No 104/3S,4F,5A -extent of 1158.00 sq.m (OR) 0.28 acre – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Applicant M/S Bagalur Developments LLP ,Hosur ,application Reference No 3IFVOR48/2025 received through Single Window Portal from Dated: 09.01.2025
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) Payment of Centage charges and Development charges are requested on 02.04.2025
14) Payment of Centage charges and Development charges are received from the applicant on 03.04.2025

ORDER:

The application seeking planning permission for the proposed formation of Subdivision approval an extent of 1158.00sq.m (or) 0.28 acre in the land bearing S.F.No 104/3S,4F,5A of
Sevaganapalli Panchayat and Sokkarasanapalli village in 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 paid of payment of charges such as Centage charges, Development charges charges vide reference 14th cited above, the technical clearance is

issued to the mentioned layout subject to the following conditions.
The Technical Clearance is issued to the above Site is earmarked "A to D " and numbered is assigned as L.P/ H.N.T.D.A.(K.D) (SWP) No:62/ 2025 and Planning permission (SWP) NO 24/2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 0.28 Acre- 1158.00 Sq.m
No. of Plots : 8

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 Subdivision 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) 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

Derputy Director (

I/C) HNTDA

DTCP/HOSUR

1.Layout map with condition

Copy to

1. M/S Bagalur Development LLP
   4TH Floor,Isoahani centre
   Nos,123 & 124
   Nungambakkam
   Chennai

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,
   Bagalur Registrar Office,
   Krishnagiri District-

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1737	07/02/2025
2	OSR Fee		
3	Centage Charges	2400.00	03/04/2025
4	Development Charges	2320.00	03/04/2025
5	Display Board Charges	11500.00	03/04/2025
6	Satellite town charge		
7	Sub Division Charge	3200.00	03/04/2025

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:2025.04.03 17:43:20



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.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



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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

Verified RealEstate™

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

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