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Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 8OVDCJKK/2024/TCP Date : 30/09/2024

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The President,
H.Shettipalli village panchayat,
Krishnagiri district.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Denkanikottai taluk - Kelamangalam panchayat union – H.Shettipalli panchayat – Hosapuram village – S.F No. 528/2 - Extent of site 8823.00Sq.m – Planning permission issued – forwarded for further action –Reg.

Ref : 1) Application Reference No. 8OVDCJKK received through Single Window Portal from Mr IRFAN KHAN, Dated: 01.08.2024.
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 Director Town and Country Planning, Chennai, Dated: 06.09.2024
14) Gift deed Documents no 9131/2024 and 9132/2024 Uploaded by the Applicant.
15) Payment of centage charges received from the applicant respectively on 24.09.2024.

ORDER:
The application seeking technical clearance for the proposed formation of Residential layout to an extent of 8823.00Sq.m in the land bearing S.F No. 528/2 at
Hosapuram village, H.Shettipalli panchayat, Kelamangalam panchayat union, Denkanikottai 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 vide reference 15th cited above, the Planning permission is issued to the mentioned layout subject to the following conditions.

1) The Planning permission and Technical Clearance is issued to the abovementioned layout and the number is

assigned as L.P/P.P/HNTDA (K.D) (SWP) No: 60/2024
and L.P/HNTDA (K.D) (SWP) No: 143/2024.
2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3) 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.
4) 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.
5) 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.
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/ 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 6th,8th, 9th and 13th 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) 14th cited gift deed original should be handed over to local body by the applicant.
6) The fees / charges collected from the applicant are as follows.

Scrutiny Fee	: Rs.13235/- Dt.01.08.2024
Centage Charges	: Rs.13500/- Dt.24.09.2024
Display board charges	: Rs.11500/- Dt.24.09.2024
Development charges	: Rs.17646/- Dt.24.09.2024
Sub-division charges	: Rs.18000/- Dt.24.09.2024

Copy to
Mr Y Irfan khan,
S/o. K A Yousuff khan,
No. L-7, New no.13/1,
Old temple land HUDCO,
Hosur – 635109.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13235	01/08/2024
2	OSR Fee		
3	Centage Charges	13500.00	24/09/2024
4	Development Charges	17646.00	24/09/2024
5	Display Board Charges	11500.00	24/09/2024
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set



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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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