From:

Thirumurugan Grand Properties, Saroja & Athiappan,
83, Ranga Nagar, Suramangalam,
Salem – 636005.

To:

The Additional Director [TNRERA],
Tamilnadu Real Estate Regulatory Authority,
1st Floor, No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sub: Total Square Meter Clarification Reg.

Sir,

We have received DTCP Final Layout Order Approval No: 66/2024 on 23/09/2024 in Krisnagiri District, Hosur panchayat Union, Sevaganapalli Panchayat, SF.No: 134/1A1A, 1A4, 1B1, 2A, 2B, 135/4B1, 5A1, 5A4 and 5B1 with total Extent of 8.70 Acres (35206 Square Meters) Including Road, TANGEDCO, Local Body, Park and Saleable Plot Area. After completing all the works, we got the approval from Local Panchayat [Roc No:01/2024-25] from Sevaganapalli Village Panchayat President on 26/12/2024. Since the village panchayat president had mentioned the area as 24173.24 Square meter as it is the saleable area only excluding the OSR, Roads, Local body and TANGEDCO areas. So kindly revise the particulars of areas from DTCP approval and Village panchayat president approval and provide the approval as soon as possible. Thank you.

Your faithfully,

Date: 07/09/2025

Place: Salem,

For Thirumurugan Grand Properties

Managing Partner.

Layout Application - Final Approval Letter

Roc No: 01/2024-25

Date: 12/26/24 5:59 PM

From:

Village Panchayat

Sevaganapalli

To :

1. M/s. Thirumurugan Grand Properties,
2. A.Saroja and 3. N.Athiyappan
D.No.83, Ranga Nagar,
Bodinaickenpatti village, Suramangalam Post,
Salem.

Online Application Number: OOC7GSP0

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Hosur Panchayat Union – Sevaganapalli Panchayat - Acknowledging and Approving to an extent of 24173.24 Sq.m or 260104 sq.ft in the Land Bearing S.F.No.134/1A1A, 134/1A4, 134/1B1, 134/2A, 134/2B, 135/4B1, 135/5A1, 135/5A4, 135/5B1 to 189 Residential Plots – Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District - reg

Ref :

1. Applicant M/s.Thirumurugan Grand Properties, A.Saroja and N.Athiyappan - Online Application No. OOC7GSP0, Dated: 25.12.2024
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 21.08.2024

3. Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. OOC7GSP0/2024/TCP Dated: 23.09.2024

4. Applicant M/s.Thirumurugan Grand Properties Gift deed (Local Body) document no. 17221/2024/ date: 05.09.2024

5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department ofMunicipal Administration and Water Supply dated 31.01.2020.

8. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
9. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
10. Government Letter No.13686/2017/LA1, Housing and Urban Development Department, dated 08.09.2017.

11. Circular from the Commissioner of Town and Country Planning, letter no.19799/2020 dated 24.12.2020

12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021
13. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022

14. Demand payment Request letter dated 24.12.2024. (Requiring payment of Centage Charge).
15. Applicant M/s.Thirumurugan Grand Properties, A.Saroja and N.Athiyappan dated 25.05.2024 (Payment of Centage Charge)

Body:

Order,

1. In the Letter from the Deputy Director Town and Country Planning Department (PlanningPermission), Krishnagiri District, issued to Krishnagiri District, Hosur Panchayat Union, Sevaganapalli Village Panchayat, and Approving to an extent of 24173.24 Sq.m or 260104 sq.ft in the Land Bearing S.F.No.134/1A1A, 134/1A4, 134/1B1, 134/2A, 134/2B, 135/4B1, 135/5A1, 135/5A4, 135/5B1 to 189 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issuedto the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO. 66/2024 dated:20.09.2024 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 Sevaganapalli Village Panchayat with the document no: 17221/2024 Dated: 05.09.2024 registered at the Hosur Sub-RegistrarOffice.

1.Layout Approval Fee - Rs.459104/-, Dated.24.12.2024

Therefore, Subject to Specific Conditions, Krishnagiri District, Hosur Panchayat Union, Sevaganapalli Village Panchayat, extent of 24173.24 Sq.m or 260104 sq.ft in the Land Bearing S.F.No.134/1A1A, 134/1A4, 134/1B1, 134/2A, 134/2B, 135/4B1, 135/5A1, 135/5A4, 135/5B1 to 189 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No.OOC7GSP0/2024/TCP, Dated. 23.09.2024 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:66/2024 Assigned Planning permission (SWP) No 59/2024 All the Special conditions mentioned must be strictly followed.
2. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
3. The Details of the plots divided in the approved layout map shall not be altered without the permission of

and changes inland ownership.

9.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.

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

President,
Sevaganapalli Village Panchayat.

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.12.26 17:59:11