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Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. YSHAH13V/2025/TCP Date : 27/02/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The special officer

Onnalvadi Village and Panchayat

Hosur, Krishnagiri District.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk/Hosur Panchayat union – Onnalvadi village and Panchayat – S.F.no 786/3A1B-extent of 3157.00 sq.m (Or) 0. 78 acre – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Applicant Thiru R.Chinnanan and others ,Hosur ,application Reference No YSHAH13V/2024 received through Single Window Portal from Dated:
06.02.2025
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:21.02.2025
14) Senior Divisional Engineer,Southwetern Railway,Office of the Divisional Railway manager/Works,Bengaluru Lr No B/W-278/NOC/R dated 15.12.23
15) Gift deed Document no 1796/2025 and 1797/2025 Dated 22.02.2025 Uploaded by the Applicant Thiru R.Chinnanan and others on 24.02.2025
16) Payment of Centage charges and Development charges are requested on 26.02.2025
17) Payment of Centage charges and Development charges are received from the applicant on 27.02.2025

ORDER:

The application seeking planning permission for the proposed formation of Residential layout extent of 3157.00sq.m (or) 0.78 acre

Acre in the land bearing S.F.no 786/3A1B of Onnalvadi 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 17th 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:30/ 2025 and Planning

permission (SWP) NO 09/2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 0.78 Acre- 3157.00 Sq.m
No. of Plots : 12
Gifted over to Local Body
Layout Road : 1269.73 Sq.m
Public Purpose : 15.12 Sq.m 0.80%
TANGEDCO Purpose : 11.04 Sq.m 0.58%

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 layout 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.

7) Applicant should be follow all conditions mention the Railway department NOC 's

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.

Enclosure
1.Layout map with condition

Copy to

1. R .Chinnanan and others
   268-3, Ramasami nagar
   Narasothipatty
   Salem -636004
   Hosur -109
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,
   Kelamangalam Registrar Office,
   Krishnagiri District-

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4736	06/02/2025
2	OSR Fee	411584	24/02/2025
3	Centage Charges	4500.00	27/02/2025
4	Development Charges	6314.00	27/02/2025
5	Display Board Charges	11500.00	27/02/2025
6	Satellite town charge		
7	Sub Division Charge	6000.00	27/02/2025

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:2025.02.27 16:11:57



our services doesn't just end there

Buying & Selling Services

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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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