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Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 9T9VE666/2024/2024/TCP

Date : 24/06/2024

From:

Joint Director / Deputy Director / Assistant Director
Krishnagiri,639 001

To :

The president,
Nagondapalli panchayat,
Hosur Panchayat Union,
Krishangiri District.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk / Panchayat Union –Nagondapalli village and Panchayat–S.F.No. : 319/3, 321/1, 321/2, 322/1, 322/2, 322/3, 322/4, 323/1A1A,323/1A2B2, 323/1A2A1, 323/1C, 323/2A, 323/1B1, 323/2B, 323/2C, 323/2D, 324/1, 328/2, 330/2A, 331/1A1, 331/2A1A1, 331/3A1,331/1B1, 331/1B2, 331/3B, 331/4, 332/1A1, 332/1A2, 332/1C,332/1D, 332/2A, 332/2C, 332/2B1, 332/2B2, 332/3A, 332/3B,332/3C, 332/3D, 333/3A, 333/3B, 333/4, 333/5, 333/6, 334/2B and 334/3B extent of 29.01 Acres (117454.00 Sq.m)– Planning permission issued – forwarded for further action –Reg.

Ref : 1) Application Reference No 9T9VE666 / 2024 received through Single Window Portal from Dated: 01.02.2024
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 Office, Chennai, Dated:19.03.2024
14) Applicant M/s. Sri Ram Promoters, Krishnagiri, Gift Deed No 3633/2024 & 3634/2024, Dated: 01.04.2024
15) Technical concurrence issued SWP Application Number T9VE666-2024-TCP7 Dated 07.05.2024 by Director of Town and country Planning,
Chennai.
16) Payment of Centage charges and Development charges are received from the applicant on 17.05.2024

The application seeking technical clearance for the proposed formation of Residential layout extent of 29.01 Acres (117454.00 Sq.m) in the
land bearing Nagondapalli village & Panchayat S.F.No. : 319/3, 321/1, 321/2, 322/1, 322/2, 322/3, 322/4,

323/1A1A,323/1A2B2, 323/1A2A1,
323/1C, 323/2A, 323/1B1, 323/2B, 323/2C,323/2D, 324/1, 328/2, 330/2A, 331/1A1, 331/2A1A1, 331/3A1,331/1B1, 331/1B2, 331/3B, 331/4,
332/1A1, 332/1A2, 332/1C,332/1D, 332/2A, 332/2C,332/2B1,332/2B2,332/3A,332/3B,332/3C, 332/3D, 333/3A, 333/3B, 333/4, 333/5, 333/6,
334/2B and 334/3B of 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 the gift deeds vide in the reference 14th cited above and the technical concurrence for the proposed formation of Residential
layout extent of 32.80 Acre (132750.00Sq.m) 29.01 Acres (117454.00 Sq.m) in the land bearing Nagondapalli village & panchayat S.F.No. :
319/3, 321/1, 321/2, 322/1, 322/2, 322/3, 322/4, 323/1A1A,323/1A2B2, 323/1A2A1, 323/1C, 323/2A, 323/1B1, 323/2B, 323/2C,323/2D, 324/1,
328/2, 330/2A, 331/1A1, 331/2A1A1, 331/3A1,331/1B1, 331/1B2, 331/3B, 331/4, 332/1A1, 332/1A2, 332/1C,332/1D, 332/2A, 332/2C,332/2B1,332/2B2,332/3A,332/3B,332/3C, 332/3D, 333/3A, 333/3B, 333/4, 333/5, 333/6, 334/2B and 334/3B of Hosur Taluk / Panchayat
Union of Krishnagiri District, Numbered LP / DTCP No.31/ 2024 by Director of Town and Country Planning vide in the reference 15th cited .
After getting technical concurrence, from the DTCP vide in the reference 15th cited the receipt of payment of charges such as Centage charges
and Development charges were received vide reference 16th cited above,
Based on the above the planning permission is issued by this office to the above mentioned layout and assigned Planning permission (SWP)
NO 45/2024.

GENERAL CONDITIONS

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. a) With reference to the 5th and 8th cited G.O., if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees
including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary
fees and issue the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s)
directly.
b) Other than Municipal/ Corporation areas Shall collect the necessary fees and issue the final layout sketch, permit of planning authority
along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities
like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified
by the local body.
2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not
sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated:

31.01.2020 should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 8th cited GO and 3rd cited letter, the concern local body must issue the final approval After transfer of earmarked
road, park areas S.F. No sub-division in favour concern local body.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA.

5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical
clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the
applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership
of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent
court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

Deputy Director

Hosur New Town Development Authority
District Town and Country Planning Office,
Krishnagiri District.

Enclosure
1.Layout map with condition -

Copy to
M/S.SRI RAM PROMOTERS,
Mr.N.Ramalingam(managing partner)
No 38-A, East Lokamanya street,
R.S.Puram, Coimbatore 641002

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	177365	01/02/2024
2	OSR Fee		
3	Centage Charges	150000.00	17/05/2024
4	Development Charges	234908.00	17/05/2024
5	Display Board Charges	11500.00	17/05/2024
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

Krishnagiri District.

Signature valid

Signed by: Deputy Director
Location:Krishnagiri
Date:2024.06.24 14:06:15

DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Layout Application - Plot Pattern Technical Concurrence

SWP Application Number: 9T9VE666-2024-TCP7

Sub: Layout-Directorate of Town and Country Planning, Chennai-107-Application received for the approval of Layout - Comprised in S.No. 319/3, 321/1, 321/2, 322/1, 322/2, 322/3, 322/4, 323/1A1A, 323/1A2B2, 323/1A2A1, 323/1C, 323/2A, 323/1B1, 323/2B, 323/2C, 323/2D, 324/1, 328/2, 330/2A, 331/1A1, 331/2A1A1, 331/3A1, 331/1B1, 331/1B2, 331/3B, 331/4, 332/1A1, 332/1A2, 332/1C, 332/1D, 332/2A, 332/2C, 332/2B1, 332/2B2, 332/3A, 332/3B, 332/3C, 332/3D, 333/3A, 333/3B, 333/4, 333/5, 333/6, 334/2B and 334/3B of Nagondapalli Village / Panchayat – Hosur Panchayat Union - Hosur Taluk – Krishnagiri District - Site Extent – 29.01 Acres (117454.00 Sq.m)– Plot Pattern Technical Concurrence – Issued - Reg.

Ref:
1. Applicant M/s. Sri Ram Promoters, Mr. N. Ramalingam (Managing Partner) Coimbatore District, Layout Proposal received through online vide reference 9T9VE666 / 2024, dated:- 17.02.2024
2. The Deputy Director, Krishnagiri District Town and Country Planning office Inspection Report of Online Application No. 9T9VE666 / 2024, Dated:02.02.2024
3. Online Application No. 9T9VE666-2024-TCP7, dated: 19.03.2024 (Road pattern issued)
4. Applicant M/s. Sri Ram Promoters, Mr. N. Ramalingam (Managing Partner) Coimbatore District, Gift Deed No. 3633/2023 & 3634/2024 Dated: 01.04.2024.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019.
7. G.O.(Ms.)No.16, Municipal Administration &Water Supply department,

dated: 31/01/2020.

8. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
9. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
10. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
11. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
12. The Executive Engineer, Water Resource Department, Melpennaiaaru Catchment area Division, Dharmapuri, Roc. No.130 M / Ko.180/2024/V1, Dated:- 12.03.2024.
13. Deputy Director, Krishnagiri District Town and Country Planning, Roc. No. 448/2024/KD(HNTDA), Dated :- 15.03.2024.

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1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Deputy Director of Krishnagiri District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Deputy Director of Krishnagiri District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, park local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy from the applicant through online, the following order of concurrence for the proposed layout is issued.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is **LP / DTCP No. 31 / 2024.** The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office as per the condition No: 9 (b) of the layout.

4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action/information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

Special Conditions:

1. a) With reference to the 6th, 7th and 9th cited G.O., if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees and issue the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020 should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F. No sub-division in favour concern local body.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA.

5. 20% centage charge for flag day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at nationalised bank draft as Payable at Chennai.

6. With reference to the 5th and 7th cited G.O. the Deputy Director of Krishnagiri Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

Director of Town & Country Planning

To,
The Deputy Director,
Krishnagiri District Town
and Country Planning, Krishnagiri.

Signature valid
Signed by: Director
Location:null
Date:2024.05.07 09:46:05



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