Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. OL1JPNQF/2025/TCP Date : 04/04/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The special officer
Nallur Village and Panchayat
Hosur Panchayat union
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 – Nallur village and Panchayat – S.F.No 856 -extent of 9650.00 sq.m (Or) 2.38 acre – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Applicant Tmt S.Joythi ,Hosur ,application Reference No OL1JPNQF/2025 received through Single Window Portal from Dated: 16.02.2025
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:04.03.2025
14) Gift deed Document no 978/2025 and 977/2025 Dated 06.03.2025 Uploaded by the Applicant Tmt. S.Jyothi on 08.03.2025
15) Development charges and Centage charges requested on 02.4.25
16) Payment of Centage charges and Development charges are received from the applicant on 04.04.2025

ORDER:
The application seeking planning permission for the proposed formation of Residential layout extent of 9650.00 sq.m (Or) 2.38 acres
in the land bearing S.F.no 856-of Nallur 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 14th cited above and on receipt of payment of charges such as Centage charges, Development charges and
OSR charges vide reference 17th 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:63/ 2025 and Planning
permission (SWP) NO 25/2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 2.38 Acre-9650.00 Sq.m
No. of Plots
Including owner's use : 50

Gifted over to Local Body
Layout Road : 3150.00 Sq.m
Public Purpose : 42.36 Sq.m 0.65%
TANGEDCO Purpose : 38.51 Sq.m 0.59%

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) If Any court case would be pending with reference to this proposal, in the Planning Permission is would be treated as invalid
6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
7) The geological water line passing through the site, hence the applicant doesn't block and encroaching to stop natural flow.
8) The applicant should be constructed the cover drain as shown in the approved layout drawing and should not obstruct the inflow and outflow. the
local body should ensure this before issue of planning permission.

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. S.Jyothi
   W/O P.Balakrishnareddy
   NO 6/165, Jeemangalam
   Bagalur PO
   Hosur TK -635103

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	14475	15/02/2025
2	OSR Fee	182000	25/03/2025
3	Centage Charges	15600.00	03/04/2025
4	Development Charges	19300.00	03/04/2025
5	Display Board Charges	11500.00	03/04/2025
6	Satellite town charge		
7	Sub Division Charge	20800.00	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:2025.04.04 17:51:06