Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. T2UB5WAQ/2025/TCP Date : 08/05/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

1. Special Officer,
   Thally Panchayat union,
   Noganoor Village
   Denkanikottai Taluk,
   Krishnagiri District.
2. Block Development Officer,
   Thally Panchayat union,
   Noganoor Village
   Denkanikottai Taluk,
   Krishnagiri District.

Sir/ Madam,

Sub : Sir / Madam,
Residential Layout - Office of the Deputy Director of town and country planning, Krishnagiri District - Krishnagiri District, Denkanikottai Taluk, Thally Panchayat Union, Noganoor Panchayat & Village S.F.No. 767, 769/1, 769/2, 772/1, 773, 774, 776/1B, 776/2A2, 776/2B, 777/1B, 777/2 - Extent of 36202.00 sqm - Technical clearance issued -Forwarded for further action - Reg.

Ref : 1. Applicants 1, Ms Swarna Five Properties And Developers, 2, Mr. Lakshmi Narayanan, 3, Mr. Srinivasan, 4, R.S. Pramela and 5, S. Keerthana Reference No: T2UB5WAQ received through Single Window Portal from Dated: 25.03.2025

2. District Town and country planning Office, Krishnagiri District Letter No. T2UB5WAQ. (Road pattern issued on dated: 16.04.2025).

3. Joint Director Agriculture department, Letter K. Dis No. E-1/2177/ 2025.Dated: 15.03.2025.

4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.

5. Applicants Ms Swarna Five Properties And Developers and 4 Others, Letter Dated: 06.05.2025 (Gift deed document No. 4004/2025 & 4006/2025 dated: 30.04.2025).

6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated:

30.08.2017.

12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

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: 06.05.2025 (requiring payment of Centage Fee, Display Board Fee, Development Charge and Flag Day Fund).

15. Applicants Ms Swarna Five Properties And Developers and 4 Others letter Dated: 08.05.2025. (Payment of Centage Fee, Display Board Fee, Development Charge and Flag Day Fund).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

ORDER:
With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in - Krishnagiri District, Denkanikottai Taluk, Thally Panchayat Union ,
Noganoor Panchayat & Village S.F.No. 767, 769/1, 769/2, 772/1, 773, 774, 776/1B, 776/2A2, 776/2B, 777/1B, 777/2 - Extent of 36202.00 is forwarded to Director of Town and Country
Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 16.04.2025. Further the applicants Ms Swarna Five
Properties And Developers and 4 Others has gift deed the Road, Road splay, and Public Purpose (PP) & OSR has been handed over to the Special Officer/ Block Development Officer,
Thally Panchayat union of Noganoor Panchayat local body on 30.04.2025 & TANGEDCO Areas has been handed over to Superintending Engineer, Krishnagiri on 30.04.2025
respectively.

Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P/D.D.T.C.P. (K.D)(SWP) No:76/2025 and enclosed with 2 set of original maps and gift deeded
documents has been forwarded with it for further action

2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for
information and appropriate action

4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter, 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 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.With reference to the 11th cited and 12th 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.

3.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

4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each
plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60
other Urban Development Schemes -800
other Receipts - AS Receipts under Land Use Conversion Charges-27
NonTaxation fees – 09
Collections (DPC: 0217-60-800-AS 22709)

5.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 3.62.02 Hec. (or) 36202.00 Sq.m

No. of Plots : 186 (1-184 Including EWS Plots & Owners Use-1,2)

EWS Plots : 48 Nos - 2618.80 Sq.m - 10.23%
(Plot Nos: 14-21, 30-38, 47, 49-62,136-144, 170-176)

Gifted over to Local Body :

Park : 2592.91 Sq.m - 10.12%

Layout Road : 10604.78 Sq.m

Public Purpose : 139.65 Sq.m - 0.54%

Puffer Zone-1+2+3 : 132.01 Sq.m

Gifted over to TANGEDCO :

TANGEDCO Purpose : 142.22 Sq.m - 0.55%

6.As per TNCDBR-2019 the following fee and charges are collected as follows:

Assistant Director/ Deputy Director (F.A.C).
District Town and

Country Planning Office,

Krishnagiri District,

Enclosure
1.Layout map with condition

Copy to
Ms Swarna Five Properties And
Developers and 4 Others,
No.09, Samrudhi Nilaya,
S V M School Road,
Maruthi Layout,
Anekal,
Bangaluru.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	54303	25/03/2025
2	OSR Fee		
3	Centage Charges	57000.00	08/05/2025
4	Development Charges	72404.00	08/05/2025
5	Display Board Charges	11500.00	08/05/2025
6	Satellite town charge		
7	Sub Division Charge	76000.00	08/05/2025

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:2025.05.08 13:46:22