PP APPROVAL RECORD

Planning Permission

Survey 215

Mukondapalli, Hosur taluk

Dindigul district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

PURPOSE
Industrial

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. WADNAGNM/2023/TCP Date : 06/11/2023

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The commissioner,
Hosur City Municipal Corporation,
Hosur.

Sir/ Madam,

Sub : Layout Subdivision: District Town and country planning office-Krishnagiri District-Hosur New Town Development authority- Hosur Taluk/Corporation -Mukondapalli Village, Sf.no 215pt, 340/1A1, 340/1A2A, 340/1A3, 340/1A2B, 340/1B, 340/1A2C, 340/1A4, 342/2A1pt, 342/2A3pt, 342/2A2, 342/2Bpt, 341/1, 341/2, 341/3, 341/4, 343/1B1A1, 343/1B1A2, 343/1B2, 343/2, 343/1B1A3, 343/1B1A4, 343/1B1B, , 344/1A, 344/1B1A, 344/1B1Bpt, 344/1B3, 344/1B2pt, 356/3, 356/2A1Apt, 359/2Apt, 360/2A1, 360/2A2, 360/2B, 361/2B , extent of 14.97 acres of already approved sipcot industrial layout no LP.1/R(VD) No 2/78, plot no 177, further subdivides into 177-A, 177-B, 177-C Sub division Approval regarding

Ref : 1.Application Reference Number WADNAGNM received through Single Window Portal from Dated: 18.09.2023
2.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.
3. Payment of Centage charges and Development charges received from the applicant on 28.10.2023

ORDER:
The application seeking technical clearance for the proposed formation industrial plot sub division to an extent of 14.97 Acres in the land bearing 215pt, 340/1A1, 340/1A2A,
340/1A3, 340/1A2B, 340/1B, 340/1A2C, 340/1A4, 342/2A1pt, 342/2A3pt, 342/2A2, 342/2Bpt, 341/1, 341/2, 341/3, 341/4, 343/1B1A1, 343/1B1A2, 343/1B2, 343/2, 343/1B1A3,
343/1B1A4, 343/1B1B, , 344/1A, 344/1B1A, 344/1B1Bpt, 344/1B3, 344/1B2pt, 356/3, 356/2A1Apt, 359/2Apt, 360/2A1, 360/2A2, 360/2B, 361/2B at Mukondapalli village of Hosur
Taluk/corporation of Krishnagiri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was instructed to
payment of centage charges and development charges reference 3rd cited above the technical clearance is issued to the mentioned layout subject to the following conditions.

Sipcot industrial approved layout no LP.1/R(VD) No 2/78, plot no 177, extent of 14.97 acres, further sub divided into Plot No 177-A, 177-B, 177-C is numbered as L.P/H.N.T.D.A.
(K.D) (SWP) No: 152/ 2022 and Planning Permission NO 54 /2022

Special conditions:

1. All the conditions which are mentioned in sipcot industrial layout approval no LP.1/R(VD) No 2/78 also applicable for this sub division.
2. As per TNCDBR 2019 Rule 47 (7) (b) Sub-division plot roads to be maintained by SIPCOT.
3. The Commissioner, Hosur City municipal Corporation it is requested for further order to the applicant
4. The applicant advised to approach Commissioner, Hosur City municipal Corporation for further orders

To
The commissioner,
Hosur City Municipal Corporation,
Hosur.

Copy to
The project officer,

Sipcot industrial complex,
Zuzuvadi village,
Hosur taluk, Krishnagiri District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	90885	18/09/2023
2	OSR Fee		
3	Centage Charges	1500.00	28/10/2023
4	Development Charges	121168.00	28/10/2023
5	Display Board Charges	11500.00	28/10/2023
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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Services we run for you
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The LandLens suite
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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.