PP APPROVAL RECORD

Planning Permission

Survey 247/2

Avalapalli, Hosur taluk

Dindigul district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

PURPOSE
Residential

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. 5U0IW4S9/2024/TCP Date : 25/10/2024

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The Commissioner,
Hosur City Municipal Corporation,
Hosur taluk,
Krishnagiri district.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Hosur taluk – Hosur City Municipal Corporation – Avalapalli village – Approve residential layout no.700/1997 - S.F No. 247/2B, 267/18 - Extent of site 682.00Sq.m – Planning permission issued – forwarded for further action –Reg.

Ref : 1) Application Reference No. 5U0IW4S9 received through Single Window Portal from Mr V Srinivasan, Dated: 18.09.2024.
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, Chennai, Dated: 19.10.2024
14) Payment of centage charges received from the applicant respectively on 23.10.2024.
15) Director of Town and Country Planning, Chennai, Roc no. 35392/97/LA3, Dt.25.11.1997, L.P/DTCP No.700/1997.

ORDER:
The applicant seeking a technical clearance for the Community hall site into Residential plot subdivisions to an extent of 682.00Sq.m in the land bearing S.F No.
247/2B, 267/18 in Approved residential layout no.700/1997 at Avalapalli village, Hosur City Municipal Corporation, Hosur taluk of Krishnagiri District. The application
was processed as per 10th cited order and TNCDBR 2019 rules and after perusing the records, after conducting site inspection. On receipt of payment of charges such
as Centage charges vide reference 14th cited above, the Planning permission is issued to the mentioned layout subject to the following conditions.
1) The Planning permission and Technical Clearance is issued to the abovementioned layout and the number is assigned as L.P/P.P/HNTDA (K.D) (SWP) No: 67/2024
and L.P/HNTDA (K.D) (SWP) No: 157/2024.

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3) 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.
4) 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.
5) 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.
6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

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) 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.
3) The fees / charges collected from the applicant are as follows.

Scrutiny Fee	: Rs.1023/- Dt.18.08.2024
Centage Charges	: Rs.1500/- Dt.23.10.2024
Display board charges	: Rs.11500/- Dt.23.10.2024
Development charges	: Rs.1364/- Dt.23.10.2024
Sub-division charges	: Rs.3000/- Dt.23.10.2024

Copy to
Mr V Srinivasan,
S/o. Mr G Venkataramanappa,
Residing at no. 37-31A,
Muthurayan Jeebi,
Thally road,
Hosur,
Krishnagiri District – 635109.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1023	18/09/2024
2	OSR Fee		
3	Centage Charges	1500.00	23/10/2024
4	Development Charges	1364.00	23/10/2024
5	Display Board Charges	11500.00	23/10/2024
6	Satellite town charge		
7	Sub Division Charge	3000.00	23/10/2024

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.