PP APPROVAL RECORD

Planning Permission

Viswanathapuram, Hosur taluk
Krishnagiri 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. 8OC7BKJJ/2024/TCP Date : 23/04/2024

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

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

Sir/ Madam,

Sub : Industrial Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk / Panchayat Union – Chennasandiram panchayat-Viswanathapuram village–S.F.No. : 1/2, 1/3, 1/4, 2/1, 2/7, 2/8, 2/9; 3/8 and 3/9 extent of 65.92 Acres (266750.00Sq.m) – Technical concurrence issued by DTCP –Planning permission issued-forwarded for further action –Reg.

Ref : 1) Application Reference No 8OC7BKJJ received through Single Window Portal from Dated: 05.09.2023
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O. (Ms) No. 83, Revenue (Deparment, Dated:- 09.02.2007.
4) G.O. (Ms) No. 88, Revenue (Deparment, Dated:- 15.02.2008
5) The Gazette of India, Extraordinary, Part-II – Section-3 – Sub- section(ii), Publication No. 705, S.O. 1155(E), Dated: - 04.05.2009.
6) G.O.(Ms.) No. 200, Housing and Urban Development department, dated:- 05.05.2013
7) G.O.(Ms.) No.138, Housing and Urban Development department dated: 04.06.2004.
8) G.O.(Ms.) No.79, Housing and Urban Development department dated: 04.05.2017.
9) G.O.(Ms.) No.18, Municipal Administration &Water Supply department, dated: 04.02.2019.
10) G.O.(Ms.) No.16, Municipal Administration & Water Supply department, dated: 31.01.2020.
11) G.O.(Ms.) No.141, Housing and Urban Development [UD 4(3)], dated 23.09.2020.
12) G.O.(Ms.) No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
13) Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017
14) Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning
15) Technical concurrence issued SWP Application Number 8OC7BKJJ /2023 / TCP7 Dated 16.02.2024 by Director of Town and country
Planning, Chennai.
16) Payment 0f Centage charges and Development charges are received from the applicant on 26.03.2024
17) Note order received from Chairman/District collector, Hosur New Town Development Authority dated 13.03.2024

The application seeking planning permission for the proposed formation of Industrial layout extent of 65.92 Acres (266750.00Sq.m) in the
land bearing Viswanathapuram village S.F.No. : 1/2, 1/3, 1/4, 2/1, 2/7, 2/8, 2/9; 3/8 and 3/9 of chennasandiram 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 above site Technical Concurrence is issued along as per layout conditions mentioned below. The concurrence

number assigned to the
layout is LP / DTCP No. 10 / 2024 By DTCP.

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 charges were received vide reference 16th cited above. Also note order approved by chairman of Hosur
New Town development authority for the proposed layout for approval vide 17th cited reference.

Based on the above the planning permission is issued by this office to the above mentioned layout and assigned Planning permission (SWP)
NO 34/2024.

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) with reference to the 6th cited G.O., In SEZ area 5(a), In respect of existing SEZ, the OSR area and Internal roads need not be handed over
to the local body, but the same would be maintained by the SEZ developer only as the OSR area or road without any kind of development in
the OSR except as a green space (Park).

5(b) The space covered under OSR would be entered in the caution register and the planning authority should never issue development
permission in this space.

5(c) SEZ developer and the Development Commissioner of SEZ would give separate undertakings to maintain the OSR land and internal roads
during the operation of the SEZ and internal roads to the local body in case the SEZ is denotified.

2) a) With reference to the 7th, 8th and 10th 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.
3) S.F.No.223 in existing Kooppalli eri (Water Body), should not mix any waste water and also dump building debris.
4) As per Government letter No. 16385/UD-1/2015-16, Dated :- 27.02.2017 and DTCP Circular Roc. No.

1593/2017- LA1, dated :- 23.02.2017,
lay tar Road shown in the proposed layout, should be developed within one year.

5) 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.
6) 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
The Administrative officer,
ELCOT IT Park,
Bagalur road,
Hosur 635109.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	400125	05/09/2023
2	OSR Fee		
3	Centage Charges	5100.00	26/03/2024
4	Development Charges	800250.00	26/03/2024
5	Display Board Charges	11500.00	26/03/2024
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

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.