PP APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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.

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Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. ER7EKL9M /2026/TCP

Date : 09/04/2026

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The Special Officer/ Block Development Officer,
Hosur Panchayat union,
Onnalvadi Panchayat,
Hosur Taluk,
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 – Onnalvadi Panchayat – Rangopandita Agraharam Village Comprised in S.F.No. 34/1, 34/2, 34/3, 34/4, 34/5, 34/6, 34/7, 34/8, 36/2A, 36/2C, 55/1A, 55/1B, 55/2, 56/1, 56/2A1, 56/2A2, 57/1A, 57/1B2, 57/2A2A, 57/2A2B, 57/2B and 59/2 and Onnalvadi Panchayat / Village Comprised in S.F.No. 760/2 and 760/3 – Site Extent – 194775.00 Sq.m. (48.13 Acres) – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) ER7EKL9M - 2025, DTCP Technical concurrence issued by DTCP Chennai on 10.03.2026
2) Applicant M/s. Gokul Hills, 1. Mr. S. Vijayakumar, 2. Mr. M.Kannan and M/s. Sriparvata and Best Projects, 1. Mr. T.Seshagiri Rao, 2. Mr. Gali Kamakshaiah, Hosur,
Layout Proposal received through online vide reference ER7EKL9M - 2025, dated: 15.11.2025.
3) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) 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.
7) G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
8) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
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) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
13) Letter Roc No. 320/2022/TCP3, Dated : 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) G.O.(Ms.)No.155, Housing and Urban Development [UD 4(1)], dated 08.10.2025.
16) Online Application No. ER7EKL9M-2025-TCP4, dated: 08.01.2026 (Revised Road pattern issued)
17) Applicant M/s. Gokul Hills, 1. Mr. S. Vijayakumar, 2. Mr. M.Kannan and M/s. Sriparvata and Best Projects, 1. Mr. T.Seshagiri Rao, 2. Mr. Gali Kamakshaiah, Hosur, Gift
Deed No. 2286/2026 & 2287/2026, Dated:04.02.2026.
18) Superintend Engineer, Water resources Department, Pennagaram
Basin Division, Tiruvannamalai, Letter No.VP / K.NOC / 2025/EVA.2 / Dated:- 17.03.2025.
19) Payment of Centage charges & Development charges are paid & Submitted from the applicant on 12.03.2026.
20) The Chairman/District collector, Hosur New Town Development Authority, 140th Meeting Resolution No.04 Dated 12.03.2026.

ORDER:

1. With reference to the 1st cited Technical Concurrence issued by DTCP, Chennai, for the proposed residential layout measuring an extent of 194775.00 sq.m. (48.13
acres), comprised in Sf.nos. 34/1, 34/2, 34/3, 34/4, 34/5, 34/6, 34/7, 34/8, 36/2A, 36/2C, 55/1A, 55/1B, 55/2, 56/1, 56/2A1, 56/2A2, 57/1A, 57/1B2, 57/2A2A, 57/2A2B,
57/2B and 59/2 of Onnalvadi Panchayat, Rangopandita Agraharam Village, and also in S.f.nos. 760/2 and 760/3 of Onnalvadi Panchayat / Village Hosur Panchayat
Union,Hosur Taluk, Krishnagiri District.

The application was processed, and a letter was issued to the applicant vide the 16th cited reference, directing the handing over of lands earmarked for roads, parks,
local body purposes, and TANGEDCO to the appropriate authorities. Upon receipt of the soft copy of the gift deed submitted online by the applicant, the following
order of concurrence for the proposed layout is hereby issued.

2. The concurrence number assigned to the Residential layout is LP / DTCP No. 42/2026. The approved Layout plan is enclosed herewith for taking further action in this
regard. The applicant should submit the original Gift deed of 17th cited above to the concerned local body.

The resolution for the Residential Layout has been obtained from the Chairman / District Collector, Hosur New Town Development Authority, in its 140th Meeting, vide
Resolution No. 04, dated 12.03.2026.
On receipt of gift deeds vide reference 17th cited above and on receipt of payment of charges such as Centage charges and Development charges vide reference
19th cited above, the Planning permission is issued to the mentioned layout subject to the following conditions.
The Planning permission (SWP) NO: 35/2026 is issued to the above mentioned layout.

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. a) With reference to the 6th, 7th 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.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3
years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, dated: 31.01.2020 should be applied in appropriate permission
for amalgamation of EWS plots.

3. With reference to the 4th cited and 5th 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 of concern local body.

4. 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.

5. 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.

6. 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 194775.00 Sq.m. (or) 48.13 Acre
No. of Plots : 938 (Including EWS Plot)
EWS Plots : (325-336, 339-350, 353-364, 367-378, 523-537, 538- 575, 577-608, 652-691, 703-722, 725-754, 908-915 & 917-927)
EWS Area: 13752.66 Sq.m (10.18%)
Gifted over to Local Body :
Layout Road : 59639.25 Sq.m
Public Purpose : 703.17 Sq.m (0.52%)

OSR 1 – 2203.00 Sq.m
OSR 2 – 1245.28 Sq.m
OSR 3 – 5685.41 Sq.m
OSR 4 – 1753.20 Sq.m
OSR 5 – 2795.80 Sq.m
Total Area- 13682.69 Sq.m (10.13%)
Gifted over to TANGEDCO :
TANGEDCO Purpose : 697.68 Sq.m – (0.516%)

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

Copy to

M/s. Gokul Hills,
1.Mr. S. Vijayakumar,
2.Mr. M. Kannan,
M/s. Sriparvata and Best Projects,
1. Mr.T. Seshagiri Rao,
2. Mr. Gali Kamakshiah,
DJ Tower, Outer Ring Road,
Near Professional Courier,
Hosur-635 109.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	296738	01/11/2025
2	OSR Fee		
3	Centage Charges	282000.00	12/03/2026
4	Development Charges	389560.00	12/03/2026
5	Display Board Charges	11500.00	12/03/2026
6	Satellite town charge		
7	Sub Division Charge	376000.00	12/03/2026

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

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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.