PP APPROVAL RECORD

Planning Permission

Survey 576 and 2 more

Hosur, 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. K8L05A85/2025/TCP Date : 10/09/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The Commissioner,
Hosur City Municipal Corporation,
Hosur, Krishangiri District

Sir/ Madam,

Sub : SIDCO Industrial Layout Addition and Revision –District Town and Country Planning Office, KRISHNAGIRI - Krishnagiri District – Hosur Taluk – Hosur City Municipal Corporation – Hosur Village – Sf no 576, 577, 578/2pt, 590, 591, 592, 593, 594, 595, 596, 597pt, 671 pt, 672 pt, 679, 673 pt - Extent of Site 24.411 acres-Planning Permission issued for revised and addition of SIDCO layout– forwarded for further action –Reg.

Ref : 1) Application Reference No. K8L05A85 received through Single Window Portal from BRANCH MANAGER HOSUR SIDCO Dated 19.08.2025
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.53, Housing and Urban Development Department, Dated: 28.03.2025.
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) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, chennai (Circular)
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
13) Member Secretary(i/c) Hosur New Town Development Authority, Hosur Proceedings no. 357/2016/HNTDA Dated 22.05.2017.
14) Payment of Centage charges and Development charges received from the applicant respectively on 10.09.2025

ORDER:
The application seeking planning permission for the proposed formation of Industrial SIDCO layout addition and revision to an extent of 24.411 Acre in the land bearing, Krishnagiri
District ,Hosur Taluk, Hosur City Municipal Corporation, Hosur Village – Sf no. 576, 577, 578/2pt, 590, 591, 592, 593, 594, 595, 596, 597pt, 671 pt, 672 pt, 679, 673 pt was processed as
per the prevailing rules and after perusing the records, the Planning permission is issued to the mentioned layout subject to the following conditions.

1) The Technical sanction is issued to the above-mentioned layout and the number is assigned as L.P/H.N.T.D.A(K.D) (SWP) No: 157/2025 (Revises the L.P/H.N.T.D.A(K.D) No 10 / 2017)
and Planning permission (SWP) NO 65 /2025 (Revises the L.P/H.N.T.D.A(K.D) No 04 / 2017)
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.

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) 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.

3) 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.
4) The Branch Manager, SIDCO requested to handover the Public Purpose site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered
gift deed.

5) The fees / charges collected from the applicant are as follows.
Scrutiny Fee : Rs.148179/-
Centage Charges : Rs.12300/-
Display board charges : Rs.11500/-
Development charges : Rs.80400/-
Sub Division charges : Rs.96000/-

Assistant Director/Deputy Director(FAC),
Krishnagiri District Town and Country Planning Office,
Hosur.

Copy to

Mr.S.Sathiyamoorthy,
Branch Manager,SIDCO,
103/1, Ramanathapuram,
East 1st street, Kannankurichi,
Salem-636008

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	148179	19/08/2025
2	OSR Fee		
3	Centage Charges	12300.00	10/09/2025
4	Development Charges	80400.00	10/09/2025
5	Display Board Charges	11500.00	10/09/2025
6	Satellite town charge		
7	Sub Division Charge	96000.00	10/09/2025

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

Krishnagiri District.

Enclosure

1.Layout original map and Condition – 2 set

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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Chennai 600 097, India
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+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.