PP APPROVAL RECORD

Planning Permission

Survey 237/1B2A and 3 more

Devirapalli, Hosur taluk

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. LP/ DTCP No. 143/2026./2026/TCP Date : 13/10/2026

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The Special Officer/ Block Development Officer,
Hosur Panchayat union, Baliganapalli Panchayat,
Hosur Taluk, Krishnagiri District.

Copy to:

Sir/ Madam,

M/s. Sabarishri Land Promoters LLP,
M/s. Sabarinathan Properties LLP,
Rep. by its Authorised Signatory, Mr. V. K. Kumaresan,
No. 6/11, Mahalingam Street, Mahalingapuram, Nungambakkam,
Chennai – 600 034.

Sub : Residential Revision Layout – District Town and Country Planning Office - Hosur New Town Development Authority - Krishnagiri District – Hosur Taluk – Hosur Panchayat Union – Baliganapalli Panchayat - Devirapalli Village - Comprised in S.F.No. 237/1B2A, 237/1B2B, 237/2 and 237/3 – Site Extent –9145.00 Sq.m. (2.26 Acres) – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) UUZ737N1 - 2026, DTCP - Technical concurrence issued by DTCP Chennai on 10.07.2026.

2) Applicant M/s. Sabarinathan Properties LLP, M/s. Sabarishri Land Promoters LLP, Rep. by its Authorised Signatory, Mr. V.Kumaresan, Chennai, Layout Proposal received through online vide reference UUZ737N1-2026, dated: 05.05.2026.

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. UUZ737N1-2026-TCP4, dated: 10.09.2026 (Road pattern issued)

17) Applicant M/s. Sabarinathan Properties LLP, M/s. Sabarishri Land Promoters LLP, Rep. by its Authorised Signatory, Mr. V.Kumaresan, Chennai, Gift Deed No. 7436/2026 Dated:
28.09.2026.

18) G.O.(2D) No.347, Housing and Urban Development, Dated.31.12.2025, TNGG No.3, Part-VI – Section-1, Publication

19) Demand payment Request Letter, dated: 09.10.2026 (requiring payment of Centage Fee, Display Board Fee, and Development Charge).

20) M/s. Sabarinathan Properties LLP, M/s. Sabarishri Land Promoters LLP, Rep. by its Authorised Signatory, Mr. V.Kumaresan, Chennai Dated: 12.10.2026. (Payment of Centage Fee,
Display Board Fee, & Development Charge).

ORDER:
The online application received for the issuance of concurrence for the Revised residential layout vide under reference 2nd cited above. The Deputy Director of Krishnagiri District
Town and Country Planning office has recommended the proposal with a site inspection remarks.
Based on the Deputy Director of Krishnagiri District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the
land earmarked for road, park local body and TANGEDCO to the appropriate authority vide reference 16th cited above. On receiving the gift deed soft copy from the applicant
through online, the following order of concurrence for the proposed layout is issued.
With reference to the 1st cited Technical Concurrence issued by DTCP, Chennai, for the proposed residential layout measuring an extent of 9145.00 Sq.m. (2.26 Acres), comprised in
S.F.No's. 237/1B2A, 237/1B2B, 237/2 and 237/3 of Baliganapalli Panchayat, Devirapalli Village, Hosur Panchayat Union, Hosur Taluk, Krishnagiri District.
1. The concurrence number assigned to the Residential layout is LP/ DTCP No. 143/2026. 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.
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: 85/2026 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 : 9145.00 Sq.m. (or) 2.26 Acre
No. of Plots : 50 (Including EWS Plot)
EWS Plots : (11 – 13, 30-34, 42 & 43)
EWS Area: 672.02 Sq.m (10.85%)
Gifted over to Local Body :
Layout Road : 2953.41 Sq.m
Public Purpose : 45.50 Sq.m (0.73%)
OSR Area – 667.45.00 Sq.m (10.78%)
Gifted over to TANGEDCO :
TANGEDCO Purpose : 40.00 Sq.m – (0.65%)
7. As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14523	05/05/2026
2	OSR Fee		
3	Centage Charges	18000.00	12/10/2026
4	Development Charges	18300.00	12/10/2026
5	Display Board Charges	11500.00	12/10/2026
6	Satellite town charge		
7	Sub Division Charge	24000.00	12/10/2026

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.