PP APPROVAL RECORD

# Planning Permission

## Survey 453/1

Kothakondapalli, Hosur taluk

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
**Layout Approval**

ISSUING AUTHORITY
**DTCP**

PURPOSE
**Layout**

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. WDB9KWF3/2023/TCP Date : 15/09/2023

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The President,
Kothakondapalli Panchayat,
Hosur Panchayat Union,
Krishnagiri District.

Sir/ Madam,

Sub : Subdivision –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk /Panchayat Union –Kothakondapalli village and panchayat– S.f.no 453/1C4, 453/1E3A, 453/1E3B & 453/1F3A-extent of 1630.00 sq.m – Technical clearance issued – forwarded for further action –Reg.

Ref : 1) Application Reference No WDB9KWF3 received through Single Window Portal from Dated: 03.08.2023
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) Payment 0f Centage charges , Development charges and OSR charges are received from the applicant on 13.09.2023 & 10.09.2023

The application seeking technical clearance for the proposed formation of Subdivision extent of 1630.00 sq.m in the land bearing Kothakondapalli village and
panchayat S.f.no 453/1C4, 453/1E3A, 453/1E3B & 453/1F3A of 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 applicant was directed to pay the OSR, centage and development charges, applicant paid payment of
charges such as Centage charges, Development charges and OSR charges vide reference 13th cited above, the technical clearance is issued to the mentioned
subdivision subject to the following conditions.
The Technical Clearance is issued to the above mentioned subdivision and the number is assigned as L.P/ H.N.T.D.A.(K.D) (SWP) No:137/ 2023 AND Planning
permission (SWP) NO 49/2023
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 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 the
final Subdivision sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.

b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final Subdivision 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. 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.

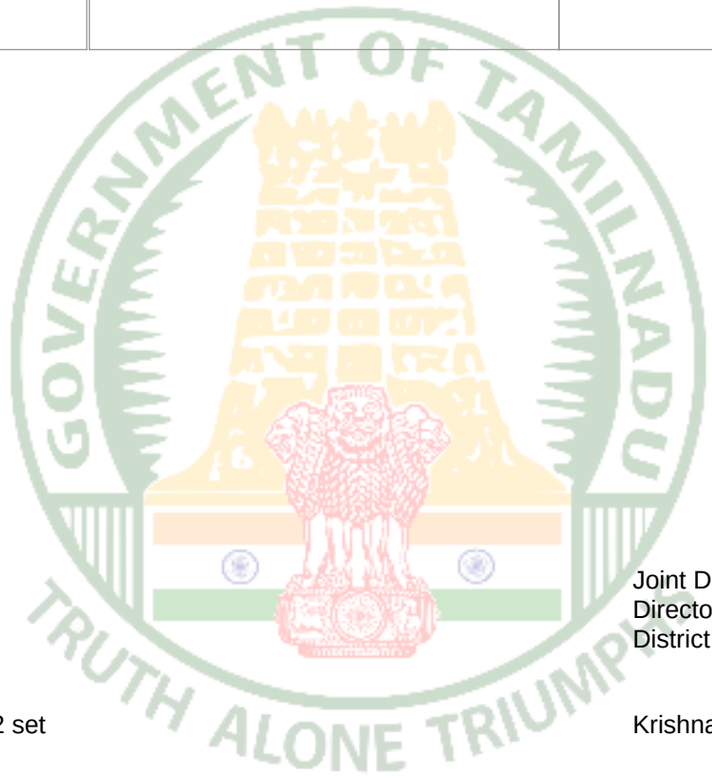
3. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning Department has not legally certified the
title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents
submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Anyperson wishing to purchase the property must individually assert ownership of the
property to the applicant. Also, is 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.Subdivision map with condition

Copy to
M/S.RI constructions & other,
D.no B/759-1,Bharathi nagar,
Arasanatti villages &post,
Hosur Taluk & Krishnagiri District

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 2445 | 03/08/2023 |
| 2 | OSR Fee | 49552 | 10/09/2023 |
| 3 | Centage Charges | 2400.00 | 13/09/2023 |
| 4 | Development Charges | 3260.00 | 13/09/2023 |
| 5 | Display Board Charges | 11500.00 | 13/09/2023 |
| 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

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# 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.