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Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. Q4WL7E7C/2025/TCP Date : 21/01/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The special officer
Kalasthipuram Village
Chennasandiram Panchayat
Hosur, 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 – Kalasthipuram village and Chennasandiram Panchayat – S.F.no 23/1A2,23/B2 and 23/1C2 -extent of 8926.00 sq.m (Or) 2.20 1/2 acre – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Application Reference No Q4WL7E7C/2024 received through Single Window Portal from Dated: 25.12.2024
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) Road Pattern plan approved by the District Town and Country Planning Office, Krishnagiri Dated:07.01.2025
14) Tahsildar ,Hosur Taluk,Lr No 6719/2024/B4 Dated 02.01.2025
15) Block Development officer,Hosur Panchayat union ,Lr No 4003/2022/W6 Dated 2.01.2025
16) Gift deed Document no 387/2025 and 388/2025 Dated 08.01.2025 Uploaded by the Applicant
17) Payment of Centage charges and Development charges are received from the applicant on 22.01.2025

ORDER:
The application seeking planning permission for the proposed formation of Residential layout extent of 8926.00sq.m (or) 2.20 1/2 Acre in the land bearing Kalasthipuram
village and Chennasandiram Panchayat S.F.no 23/1A2,23/1B2 and 23/1C2 ,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 handover the portion of

land earmarked for roads, pubic purposes meant for local body
and TANGEDCO vide reference 13th cited above.
On receipt of gift deeds vide reference 16th cited above and on receipt of payment of charges such as Centage charges, Development charges and OSR charges vide reference
17th cited above, the technical clearance is issued to the mentioned layout subject to the following conditions.
The Technical Clearance is issued to the above mentioned layout and the number is assigned as L.P/ H.N.T.D.A.(K.D) (SWP) No: 4/ 2025 and Planning permission (SWP) NO 02/2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 2.20 ½ Acre-8926.00 Sq.m
No. of Plots : 47
Gifted over to Local Body
Layout Road : 2317.05 Sq.m
Public Purpose : 76.20 Sq.m 1.15%
TANGEDCO Purpose : 57.63 Sq.m 0.87%
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) Any court case in the proposed layout of SF Nos , the Planning Permission is invalid
6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
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 owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the
estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as
per existing rules. Before taking over the Infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developers
Reasonable period to be prescribed for up keep / maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance
period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide
references 5th, 7th, 8th and 12th cited above.
3) 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.
4) 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.

Enclosure
1.Layout map with condition

Copy to

1. M/S Sri Balaji Land Properties and Two others
   D.No 64/92B,Ammal Eri road
   Dadagapatti
   Salem -636006

2. The Tahsildar (TamilNilam).
   Hosur ,
   Krishnagiri District-.
3. The Chairman,
   Tamil Nadu Real Estate Regularity Authority,
   No.1A, CMDA Tower II, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,
   Chennai - 600 008.
   Email id:contact.tnrera@tn.gov.in

4. The Assistant Director,
   Department of Survey and Land Records,
   Collectorate Office,
   Krishnagiri District-.

5. Sub Register,
   Hosur Registrar Office,
   Krishnagiri District-

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13389	25/12/2024
2	OSR Fee	112353	13/01/2025
3	Centage Charges	15000.00	21/01/2025
4	Development Charges	17852.00	21/01/2025
5	Display Board Charges	11500.00	21/01/2025
6	Satellite town charge		
7	Sub Division Charge	20000.00	21/01/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Krishnagiri
Date:2025.01.21 18:12:21



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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