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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

**Town and Country Planning Department(Planning Permission)**

Krishnagiri,639 001

ROC No. QT3UEIZ6/2025/TCP Date : 04/11/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

Special officer
Koosthanapalli village and
Echangur panchayat
Hosur Panchayat union
Hosur TK

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk/ Panchayat union – Koosthanapalli village and Echangur Panchayat – S.F.No 148/1C2,148/1D2,148/2A,148/2D and 150/5 an extent of 21300.00 sq.m (Or) 5.26 acre – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Director of Town and Country Planning, Chennai, Roc no. QT3UEIZ6-2025-TCP7, Dt.29.10.2025.
2) Applicant M/S Shivangi Flowers (PVT) Limited Bengaluru, application Reference No QT3UEIZ6 /2025 received through Single Window
Portal from Dated: 28.06.2025
3) The Assistant director/Depuy director i/c,Krishnagiri District,Town & country planning office,inspection report on online application No.
QT3UEIZ6 dt 28.06.2025
4) Director of Town and Country Planning, Chennai, Roc no. QT3UEIZ6-2025-TCP7, Dt.03.10.2025. (Road pattern issued)
5) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
7) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
8) 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.
9) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
10) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
12) Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
13) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
14) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
15) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
16) Gift deed Document no 6510/2025 and 6513/2025 Dated 09.10.2025 & Rectification Deed No 7064/2025 and 7065/2025 Uploaded by
the Applicant
17) Payment of Centage charges and Development charges are requested on 29.10.2025
18) Payment of Centage charges and Development charges are received from the applicant on 31.10.2025 & 03.04.2025

ORDER:

With reference to the letter in 2nd cited,the applicant M/S Shivangi Flowers Pvt ,Bengaluru has requested planning permission for the proposed formation of Residential layout the land bearing S.F.No 148/1C2,148/1D2,148/2A,148/2D and 150/5 in site an extent of 21300.00 sq.m (Or) 5.26 acre in Koosthanapalli village and Echangur Panchayat Hosur Taluk / Panchayat Union of Krishnagiri District, was processed as per the prevailing rules and after perusing the records, and road pattern order issued directing applicant to handed over the land earmarked for roads, Park and pubic purposes meant for local body and TANGEDCO vide reference 4th cited above.

On receipt of gift deeds vide reference 16th cited above and the following order of concurrence for the proposed layout has been issued by the director of Town and country planning vide reference 1st Concurence has been issued along as per layout is conditions mentioned below.The concurrence number assigned to layout is LP/DTCP/ NO 114/2025. The approved layout plan is enclosed here with for taking further action in this regard. receipt of payment of charges such as Centage charges, Development charges, vide reference 18th 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 Planning permission (SWP) NO 77 /2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 21300.00 Sq.m (OR) 5.26 acre
No. of Total Plots : 78
EWS Plots area : 1604.64 sq.m 10.31%
EWS Plots : 50 to 55 ,58 to 63 & 66 to 77
Gifted over to Local Body
Layout Road : 5729.57 Sq.m
Park -1 : 1090.22
Park -2 : 780.18
Total : 1870.40 sq.m 12.01 %

Public Purpose : 91.34 Sq.m 0.59%
TANGEDCO Purpose : 100.37 Sq.m 0.64%

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) 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) 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 GO 16, MAS &WS Dated 31.01.2020 should be applied in appropriate
permission for amalgamation of EWS Plots

3) 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/ developer's 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 8th, 10th, 11th and 15th cited above.

4) 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.

5) 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.

Assistant Director/Deputy Director(i/c)
District Town and country Planning
Krishnagiri District
Hosur

Enclosure
1.Layout map with condition

Copy to

1.M/S. SHIVANGI FLOWERS (PVT.) LIMITED,
Regd. Office at No: 3rd Floor,
Saroj Square Building,
Silver Spring Road,
Munekolalu Village,
Maratahalli Post,
Bangalore - 560 037.

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,
Bagalur Registrar Office,
Bagalaur
Krishnagiri District.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 31950 | 28/06/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 24600.00 | 31/10/2025 |
| 4 | Development Charges | 42600.00 | 31/10/2025 |
| 5 | Display Board Charges | 11500.00 | 31/10/2025 |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 32800.00 | 31/10/2025 |

**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

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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.