Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. OOC7GSP0/2024/TCP

Date : 23/09/2024

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The president,
Chokkarasanpalli panchayat,
Hosur Panchayat Union,
Krishangiri District.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk / Panchayat Union –Chokkarasanpalli Village and Panchayat–S.F.No 134/1A1A, 134/1A4, 134/1B1, 134/2A, 134/2B, 135/4B1, 135/5A1,135/5A4 and 135/5B1 extent of 8.70 Acres (35206.00 Sq.m)– Planning permission issued – forwarded for further action –Reg.

Ref : 1) Applicant M/s. Thirumurugan Grand Properties, A.Saroja and N.Athiyappan, Salem District, Layout Proposal received through online vide reference OOC7GSP0/ 2024 dated
25.05.2024
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 Director Town and Country Planning Office, Chennai, Dated:21.08.2024
14) Applicant M/s. Thirumurugan Grand Properties, A.Saroja and
N.Athiyappan,, Gift Deed No 17221/2024 , Dated: 05.09.2024
15) Technical concurrence issued SWP Application Number OOC7GSP0-2024-TCP7 Dated 20.09.2024 by Director of Town and country Planning, Chennai.
16) Payment of Centage charges and Development charges are received from the applicant on 21.09.2024

The application seeking technical concurrence for the proposed formation of Residential layout extent of 8.70 Acres (35206.00 Sq.m) in the land bearing Chokkarasanpalli Village
and Panchayat S.F.No. : 134/1A1A, 134/1A4, 134/1B1, 134/2A, 134/2B, 135/4B1, 135/5A1,135/5A4 and 135/5B1

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 the gift deeds vide in the reference 14th cited above and the technical concurrence for the proposed formation of Residential layout extent of 8.70 Acres (35206.00
Sq.m) in the land bearing Chokkarasanpalli Village and Panchayat S.F.No. 134/1A1A, 134/1A4, 134/1B1, 134/2A, 134/2B, 135/4B1, 135/5A1,135/5A4 and 135/5B1 of Hosur Taluk /
Panchayat Union of Krishnagiri District, Numbered LP / DTCP No. 66/ 2024 by Director of Town and Country Planning vide in the reference 15th cited .
After getting technical concurrence, from the DTCP vide in the reference 15th cited the receipt of payment of charges such as Centage charges and Development charges were
received vide reference 16th cited above,
Based on the above the planning permission is issued by this office to the above mentioned layout and assigned Planning permission (SWP) NO 59/2024.

GENERAL CONDITIONS

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 5th and 8th 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 8th cited GO and 3rd 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 concern local body.
4. 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.
5. 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) Any person wishing to purchase
the property must individually assert ownership of the property to the applicant. Also, if 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.

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

Enclosure
1.Layout map with condition -

Copy to
1.M/s. Thirumurugan Grand Properties,
2.A.Saroja, and 3.N.Athiyappan,,
D.no 83, Ranga Nagar,
Bodinaickenpatti village, Suramangalam Post,
Salem.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	52809	25/05/2024
2	OSR Fee		
3	Centage Charges	58500.00	21/09/2024
4	Development Charges	70420.00	21/09/2024
5	Display Board Charges	11500.00	21/09/2024
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

Signature valid

Signed by: Deputy Director
Location:Krishnagiri
Date:2024.09.23 11:01:19

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.