

RE

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Layout Application - Final Approval Letter



Roc No: 02/2025-2026

Date: 12/12/25 7:31 PM

From:

Village Panchayat

Eachangur

To :

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.

QT3UEIZ6

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Hosur Panchayat Union – Eachangur Panchayat - Koosthanapalli village - Acknowledging and Approving to an Plot extent of 21300.00 sq.m (Or) 5.26 acre in the Land Bearing S.F.No 148/1C2,148/1D2,148/2A,148/2D and 150/5– Residential Plots: 78 (plot Extent : 15570.43 Sq.m) – Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District – Regarding Approval.

Ref :

- 1.Applicant M/S Shivangi Flowers (PVT) Limited Bengaluru, Online Application No: QT3UEIZ6 Dated: 28/06/2025.
- 2.District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on QT3UEIZ6-2025-TCP7, Dated:03.10.2025.
- 3.Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. QT3UEIZ6/2025/TCP Dated: 04/11/2025.
- 4.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
- 5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.

9. Government Letter No.13686/2017/LA1, Housing and Urban Development Department, dated 08.09.2017.

10. Circular from the Commissioner of Town and Country Planning, letter no.19799/2020 dated 24.12.2020

11. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021

12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022

13. G.O.(MS.)No: 180, Rural Development & Panchayat Raj Department, dated : 05.12.2024.

14. Demand payment Request letter dated 31/10/2025 (Requiring payment of Centage Charge).

15. Applicant M/S Shivangi Flowers (PVT) Limited Bengaluru, dated 31/10/2025 (Payment of Development & Centage Charge).

16. Applicant M/S Shivangi Flowers (PVT) Limited Bengaluru, Chennai Gift deed (Local Body) document no. 6510/2025 and 6513/2025 Dated 09.10.2025 & Rectification Deed No 7064/2025 and 7065/2025

Body:

1. In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Hosur Panchayat Union, Eachangur Panchayat – Koosthanapalli Village- and Approving to an extent of extent of 21300.00 sq.m (Or) 5.26 acre in the Land Bearing S S.f.no 148/1C2,148/1D2,148/2A,148/2D and 150/5— --Residential Plots : 78 (Plot extent: 15570.43 Sq.m) The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO.114 /2025 dated:04.11.2025 Subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Krishnagiri District, The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Local body, Public Space area of roads are donated to the Eachangur Panchayat - Koosthanapalli Village - with the document no: 6510/2025 and 6513/2025 Dated 09.10.2025 & Rectification Deed No 7064/2025 and 7065/2025 registered at the Bagaloor Sub-Registrar Office.

3. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. QT3UEIZ6/2025/TCP Dated: 04/11/2025. and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the abovementioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO.114.Dated:04.11.2025 Panchayat Planning permission No :02/2025 Date :12.12.2025 All the Special conditions mentioned must be strictly followed.

1. Layout Approval Fee - 433160 Dated.12.12.2025

Therefore, Subject to Specific Conditions, Krishnagiri District, Hosur Panchayat Union, Eachangur Panchayat – Koosthanapalli Village - extent of extent of 21300.00 sq.m (Or) 5.26 acre in the Land Bearing S.f.no 148/1C2,148/1D2,148/2A,148/2D and 150/5— Residential Plots.78 (plot extent: 15570.43 Sq.m) It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Eachangur PANCHAYAT RESOLUTION No. 03 date : 08.12.2025 at 11.00 am, the ordinary meeting of Eachangur Panchayat Office. Details the actions taken in the meeting at that time are as follows.

:Thiru.C.Venkatesan Panchayat Special officer Eachangur Panchayat, Hosur Union, Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. QT3UEIZ6/2025/TCP Dated. 04/11/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission was issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO:114/2025, Dated:04.11.2025 Panchayat PLANNING PERMISSION NO: 02/2025 Date:12.12.2025 is give subject to specific conditions.

Conditions:

1. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.

2. The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

3. Approved layout Plots should be used for construction of house only. No dangerous or

obnoxious factories are not allowed.

4. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

5. Every plot deed registration should be accompanied by a copy of this layout approval map.

6. The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.

7. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.

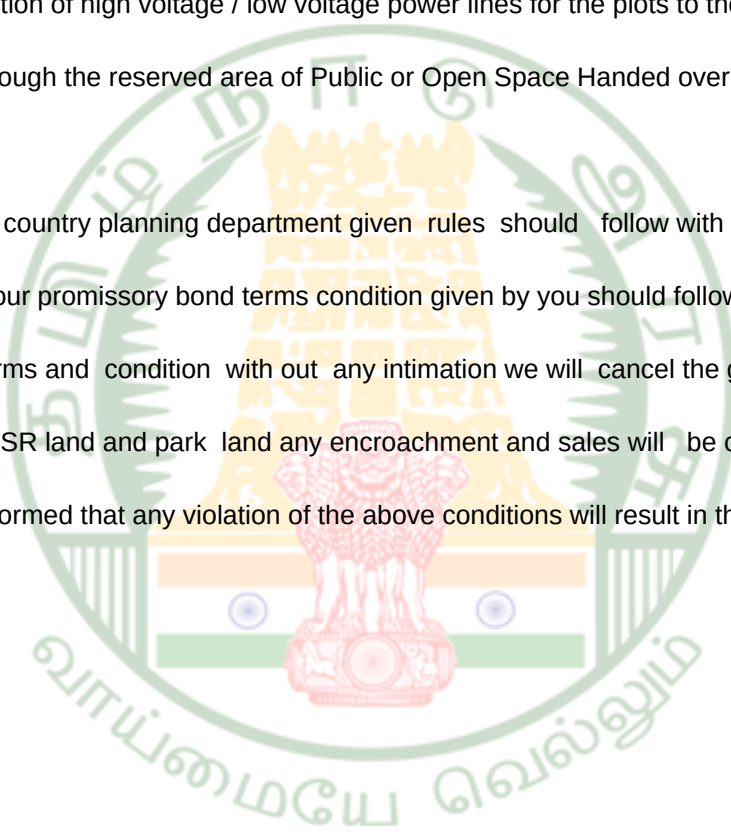
8. Construction of high voltage / low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.

9. Town and country planning department given rules should follow without any changes

10. As per your promissory bond terms condition given by you should follow without any changes if you avoid any terms and condition without any intimation we will cancel the given order

11. Road, OSR land and park land any encroachment and sales will be cancel the given order

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.



Village

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.

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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](#)



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

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

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

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



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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