PP APPROVAL RECORD

Planning Permission

Survey 337/3

Berigai, Shoolagiri taluk

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
0.41.29 hectares

PURPOSE
Residential

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. 21FFZ18N/2022 / 2022 / TCP Date : 31/07/2022

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

Panchayat President,
B.Kurubarapalli Panchayat,
Shoolagiri Taluk,

Sir/ Madam,

Sub : Residential Layout - Office of the Deputy Director of Town and Country Planning – Krishnagiri District – Shoolagiri Taluk – B. Kurubarapalli Panchayat - Berigai Village S.F.No. 337/3A1A1 & 337/7 – Extent of 0.41.29 hectares (or) 4129.00 Sq.m of residential layout - Technical Clearance issued - forwarded for further action - Regarding.

Ref :
1. Applicant Mr. Nawaz Basha, Krishnagiri - Online Application No. 21FFZ18N/2022, Dated: 08.07.2022
2. Deputy Director, District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 10.07.2022
3. Applicant Mr. Nawaz Basha, Krishnagiri Letter dated Gift deed (Local Body & TANGEDCO) document no. 13595/2022, dated: 15.07.2022.
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
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.
7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
9. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
10. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
11. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
12. Applicant Mr. Nawaz Basha, Krishnagiri, (OSRA paid on 19.7.2022, Centage charges paid on 23.7.2022).
13. G.O.79, Housing and Urban Development Department, dated 04.05.2017.

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Krishnagiri District, Shoolagiri Taluk, B. Kurubarapalli Panchayat, Berigai Village S.F.No.337/3A1A1 & 337/7 with an Extent of 0.41.29 hectares (or) 4129.00 Sq.m.

In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Deputy Director, District Town and Country Planning Office, Krishnagiri District on 10.07.2022. Further the applicant has submitted gift deed of road and road splay, panchayat land, TANGEDCO land areas by handing over to the Berigai panchayat on 15.07.2020. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as L.P/D.D.T.C. P(KD)/SWP No.75/2022

and enclosed with 2 set of original maps and gift deed documents has been forwarded with it for further action.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office

immediately as per condition no.9(b).

3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration

department office and land survey department for information and appropriate action.

4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.

5. As per circular in 10th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in

Tamilnilam website special conditions.

Special Conditions

5. As per G.O.79, Housing and Urban Development Department, dated 04.05.2017, Land use conversion fee to be collected from the applicant by the local body.

6. As per TNCDBR 2019 the following fee and charges are collected as follows:

Scrutiny Charges - Rs. 6194.00, Dated: 08.07.2022

Centage Charges - Rs. 6900.0, Dated: 23.07.2022

S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	6194	12/01/0014
2	Centage Charges	6900.00	11/01/0029
3	Flag Day fund		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy 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

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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
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The LandLens suite
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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.