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REFERENCE
03/2026/P

ISSUED
25 August 2026

PP APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

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.

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. R10X54ET/2026/TCP Date : 07/05/2026

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The Special Officer/ Block Development Officer,
Shoolagiri Panchayat union,
Berikai Panchayat,
Hosur Taluk,
Krishnagiri District

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District – Shoolagiri Taluk / Shoolagiri Panchayat Union – Berikai Village & Panchayat – Sf No. 134/42A - Extent of 3189.00 sq.m – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Application Reference No. R10X54ET received through Single Window Portal from Dated: 03.03.2026, Applicant Mrs.Shahidha Begam.
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: 09.03.2026
14) Gift Deed Document No. 2224/2026, & 2226/2026 dated 11.03.2026, uploaded by Mrs.Shahidha Begam.
15) Payment of OSR Charges, Centage charges & Development charges are paid by the applicant on 06.04.2026 and 30.04.2026.

ORDER:

The application seeking planning permission for the proposed formation of Residential Layout extent of 3189.00 sq.m in the land bearing Berikai Village/ Panchayat Sf No.
134/42A of Shoolagiri Taluk, Shoolagiri Panchayat Union Krishnagiri District, was processed as per the prevailing rules and after perusing the records and after conducting site
inspection.
On receipt of gift deeds vide reference 14th cited above and on receipt of payment of charges such as Centage charges and Development charges vide reference 15th 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: 107/2026 and Planning permission (SWP) NO: 41/2026

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 / Collab land website.
5) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
6) As per TNCDBR-2019 the following fee and charges are collected as follows:

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent: 0.31.89 Hec, 3189.00 Sq.m
No. of Plots: 16
Gifted over to Local Body
Layout Road: 589.05 Sq.m
Public Purpose: 33.70 Sq.m - 0.81%
Gifted over to TANGEDCO
TANGEDCO Purpose: 26.51 Sq.m - 1.01%

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) According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, 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.

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.

Copy to

Mrs.Shahidha Begam,
W/o Late.Rafiq Ahamed,
No. 1277, Thirtham Salai,
Bengal Village,
Shoolagiri Taluk,
Krishnagiri-635 105.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4784	03/03/2026
2	OSR Fee		
3	Centage Charges	6000.00	29/04/2026
4	Development Charges	6380.00	29/04/2026
5	Display Board Charges	11500.00	29/04/2026
6	Satellite town charge		
7	Sub Division Charge	8000.00	29/04/2026

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.