

PP

APPROVAL RECORD

# Planning Permission

Alapatti  
Krishnagiri district, Tamil Nadu

APPROVAL TYPE  
**Layout Approval**

ISSUING AUTHORITY  
**DTCP**

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. SVUTX9HD/2022

/ 2022 / TCP

Date : 19/07/2022

From:

Joint Director / Deputy Director / Assistant Director  
Krishnagiri,639 001

To :

President, Melumalai Panchayat, Krishnagiri District.

Sir/ Madam,

Sub :

Residential Layout - Office of the Director of town and country planning, - Panchayat  
Union,Krishnagiri Panchayat,Alapatti Village,Krishnagiri district, S.F.No. - extent of  
acre - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicants Mrs. T.K. Shanthi, Erode - Online Application No.SVUTX9HD/2022, Dated: 07.07.2022
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 07.07.2022
3. Applicants Mrs. T.K. Shanthi, Erode Letter dated Gift deed (Local Body& TANGEDCO) document no. 4204/2022, dated: 11.07.2022.
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. Demand payment received on dated 13.07.2022 (payment of Centage Charge & Flag day fund).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in District Town and County Planning, Krishnagiri District, Shoolagiri Taluk, Shoolagiri Panchayat union, Melumalai Panchayat, Mallasandhram Village, S.F.No.78/6B2, 80/1, 82/3A2, 3B, 3C, 3D1 with an extent of 2.92.81 Hectare (or) 29281.00 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 County Planning office, Krishnagiri District on 07.07.2022. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 11.07.2020. 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 (K.D)SWP No.71/2022 and enclosed with 2 set of original maps and gift deeded 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 conditions 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 receiving Maps and Proceeding orders
- 5.As per circular in 10th cited, it is requested to send the proceeding orders and maps to the concerned Assistant Director (survey) to update in Tamilnilam website special conditions.

#### Special Conditions

- 1.a) With reference to the 8th cited and 10th cited letter,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 applicantsAfter collecting the necessary fees 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.With reference to the 8th cited and 9th cited letter, the concern local body must issue the final approval after

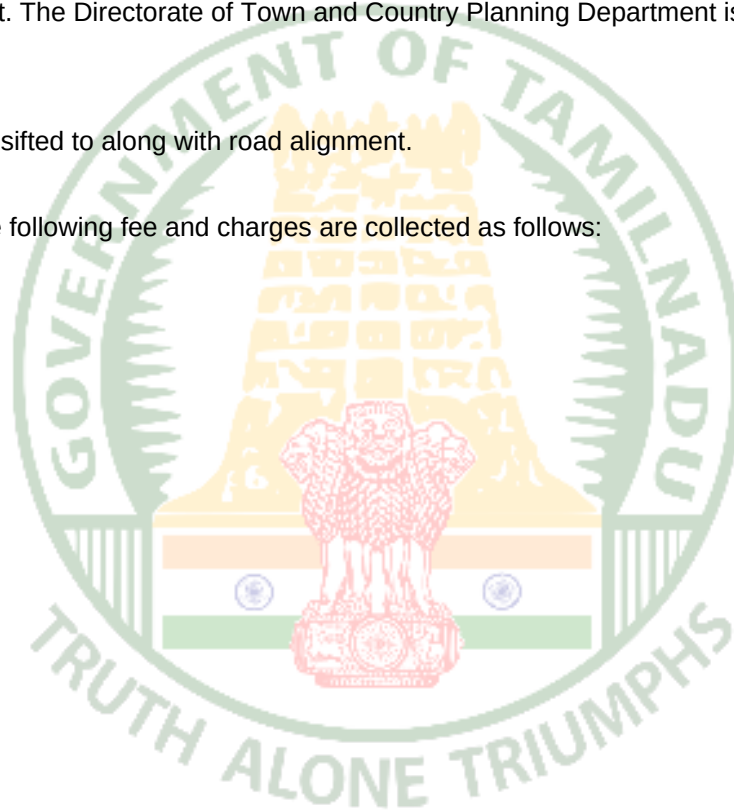
transfer of  
earmarked road, park areas in favour concern local body.

3.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.

4.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, is 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.

5.LT line / HT line are to be sifted to along with road alignment.

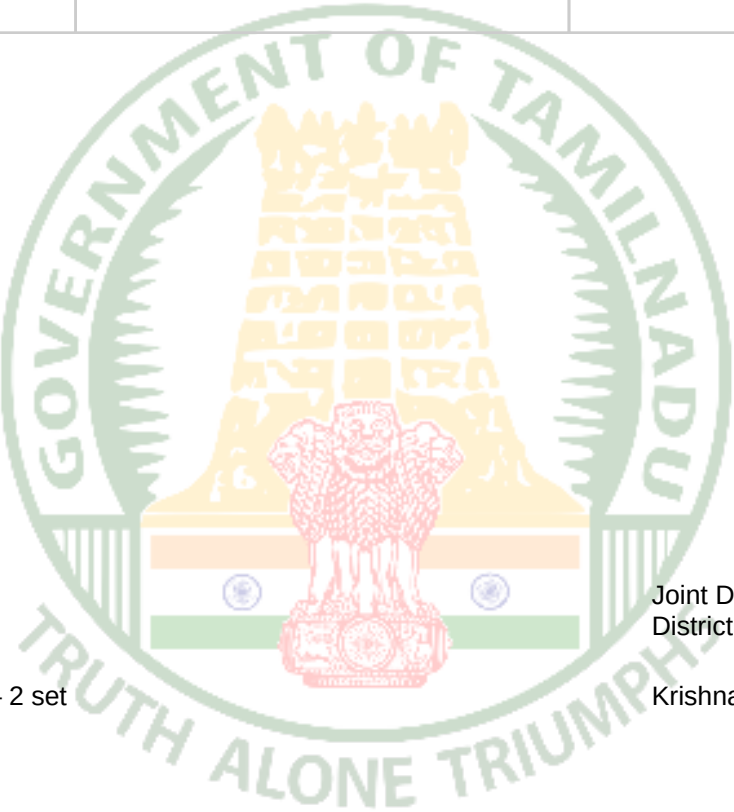
6.As per TNCDBR-2019 the following fee and charges are collected as follows:



| S.No | Description of charges | Amount   | Receipt no and date |
|------|------------------------|----------|---------------------|
| 1    | Scrutiny fee           | 43922    | 12/01/0024          |
| 2    | Centage Charges        | 52500.00 | 12/01/0024          |
| 3    | Flag Day fund          |          |                     |
| 4    | Development Charges    |          |                     |
| 5    | Display Board Charges  |          |                     |
| 6    | Satellite town charge  |          |                     |

Enclosure

1. Layout original map and Condition – 2 set



Joint Director/Deputy Director(i/c)  
District Town and Country Planning,  
Krishnagiri District.

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

