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REFERENCE
L.P./D.D.TC.P. (K.D) (SWP)
No: 224/2026.

ISSUED
03 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 73/60

Krishnagiri taluk

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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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Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. L.P./D.D.TC.P. (K.D) (SWP) No: 224/2026./2026/TCP Date : 03/11/2026

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The Special Officer / Block Development Officer,
Baiyanapalli Panchayat & Village,
Krishnagiri Panchayat Union,
Krishnagiri Taluk,
Krishnagiri District

Sir/ Madam,

Sub : Residential Layout - Office of the Deputy Director of town and country planning, Krishnagiri District - Krishnagiri District - Krishnagiri Taluk - Krishnagiri Panchayat Union - Baiyanapalli Panchayat & Village - S.F.No. 73/60 – Site Extent of 1073.00 Sq.m. - Technical clearance issued - Forwarded for further action - Reg

Ref : 1. Applicant, Mr I Sathik Basha, Online Application No: UENHQ1WV/26, received through Single Window Portal, Dated: 04.09.2026.
2. Deputy Director, Krishnagiri District Town and Country Planning, Non-planning area Noc for Dry Land, Roc No. UENHQ1WV/2026, Dated: 15.10.2026.
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
4. Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017
5. Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6. 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.
7. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15. District Town and country planning Office, Krishnagiri District Letter No. UENHQ1WV, dated: 16.10.2026. (Road pattern issued and OSR fees called for).
16. Applicant, Mr I Sathik Basha, Letter dated: 16.10.2026. (Gift deed Document No. 4282/2026 (Local body) & Document No. 4283/2026 (TANGEDCO), dated:
26.10.2026, furnished).
17. Demand payment Request Letter, dated: 03.11.2026 (requiring payment of Centage Fee, Display Board Fee, Development Charge and Flag Day Fund).
18. Applicant, Mr I Sathik Basha, Dated: 03.11.2026 (Payment of OSR Fees, Centage Fee, Display Board Fee, Development Charge and Flag Day Fund).
19. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
20. G.O. (Ms). No. 149, Housing and Urban Development [UD4(1)] Department, dated: 31.07.2026.
21. Circular from the Commissioner of Town and Country Planning through the Roc. No: 7216/2024/TCP5, Dated: 17.08.2026.

22. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

ORDER:
The application seeking planning permission for the proposed formation of Residential layout – Krishnagiri District, Krishnagiri Taluk, Krishnagiri Panchayat Union,
Baiyanapalli Panchayat & Village, S.F.No. 73/60, Site Extent of 1073.00 Sq.m. was processed as per the prevailing rules and after perusing the records and after
conducting site inspection, the road pattern was issued and the applicant was directed to pay the OSR fees and to hand over the road area and public purpose sites
through registered gift deeds vide reference 15th cited above.
On receipt of the registered gift deeds vide reference 16th cited above (the Road, Road splay and Public Purpose (PP) handed over to the Special Officer / Block
Development Officer, Krishnagiri Panchayat Union, Baiyanapalli Panchayat local body on 26.10.2026 and the TANGEDCO area handed over to the Superintending
Engineer, Krishnagiri on 26.10.2026) and on receipt of payment of OSR fees and charges such as Centage fee, Display Board fee, Development charge and Flag Day
Fund vide reference 18th 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./D.D.TC.P. (K.D) (SWP) No: 224/2026.
The local authority shall accord permission duly following the rules / regulations / Orders issued from time to time under the respective acts.
1) 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.
2) 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.
3) 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.
4) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
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) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to
pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply
etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the
works done by the owner’s / developer’s. Reasonable period to be prescribed for up keep / maintenance of the roads and drains by the owners / developers.
Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as
envisaged under the directions issued by the Government Order vide references 5th, 7th, 8th and 12th cited above.
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.
5) As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as
scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as

Land conversation charges, before issuing the final
approval. (Head of Account: 0217 Urban Development - 60 other Urban Development Schemes - 800 other Receipts - AS Receipts under Land Use Conversion
Charges - 27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)).
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 1073.00 Sq.m (or) 0.10.73 Hec
No. of Plots : 06 (1-06)
Road Area : 221.15 Sq.m
OSR (10%) : 85.19 Sq.m (10% of the Government guideline value paid under the appropriate Head of Account)
Public Purpose (Local Body) : 09.00 Sq.m (1.06%)
Public Purpose (TANGEDCO) : 09.00 Sq.m (1.06%)

Deputy Director
District Town and Country Planning Office,
Krishnagiri District,

Enclosure
1.Layout map with condition

Copy to:
Mr I SATHIK BASHA, S/o: IMAM SAHIB,
D.No: 124C, THIRUVANNAMALAI ROAD,
KRISHNAGIRI TOWN AND TALUK,
KRISHNAGIRI DISTRICT - 635001.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1610	04/09/2026
2	OSR Fee		
3	Centage Charges	2400.00	03/11/2026
4	Development Charges	2160.00	03/11/2026
5	Display Board Charges	11500.00	03/11/2026
6	Satellite town charge		
7	Sub Division Charge	3200.00	03/11/2026

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.