Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. RJDVYJD1/2026/TCP Date : 13/01/2026

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

M/S.Dra Realty Pvt Ltd And M/S.Sevaganapalli Land Partners Represented by Nishant Ranka,
Registered office at 201A/202BA,
Queens Corner no.3,
Queens Road,
Bangalore-560001

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District –Hosur Taluk / Hosur Panchayat Union – Sevaganapalli village & Panchayat – Sf No:158/1C9A,158/1C9B,166/1,166/2B2,166/3A,166/3B,166/3C,166/3D, 166/3E1,166/3E2,166/3F, 167/2C, 167/2D,167/1G,168/1B,176/1B2D, 176/2B4A, 177/1A1A,177/1A1B - Extent of 30416.00 sq.m – Planning Permission issued – forwarded for further action –Reg.

Ref : 1) Application Reference No. RJDVYJD1 received through Single Window Portal from Mr. NISHANT RANKA
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:17.12.2025
14) Gift deed Document no.9188/2025 and 9196/2025 Uploaded by the Applicant.
15) Payment of Centage charges, Development charges and OSR charges are Paid and submitted on 13.01.2026

ORDER:

The application seeking planning permission for the proposed formation of Residential layout extent of 30416.00 SQ.M in the land bearing Sevaganapalli Village
& panchayat Sf No. 158/1C9A, 158/1C9B, 166/1, 166/2B2, 166/3A, 166/3B, 166/3C,166/3D, 166/3E1,166/3E2,166/3F, 167/2C, 167/2D, 167/1G, 168/1B,
176/1B2D,176/2B4A, 177/1A1A,177/1A1B of Hosur Taluk, Krishnagiri District, was processed as per the prevailing rules and after perusing the records and after
conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads,OSR, pubic purposes meant for local body and

TANGEDCO vide reference 13th cited above.
On receipt of gift deeds vide reference 14th cited above and on receipt of payment of charges such as Centage charges, Development charges and OSR charges vide
reference 15th cited above, the planning permission is issued to the mentioned layout subject to the following conditions.
The planning permission is issued to the above-mentioned layout and the number is assigned as L.P/ H.N.T.D.A(K. D) (SWP) No: 03/2026 And Planning permission
(SWP) NO:02/2026.
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.
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 owners/ 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.

Assistant Director/Deputy Director(FAC)
Hosur New Town Development Authority
District Town and Country Planning Office,
Krishnagiri District,

Enclosure
1.Layout map with condition

Copy to
M/S.Dra Realty Pvt Ltd And M/S.Sevaganapalli Land Partners Represented by Nishant

Ranka,
Registered office at 201A/202BA,
Queens Corner no.3,
Queens Road,
Bangalore-560001

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	45624	03/12/2025
2	OSR Fee		
3	Centage Charges	37500.00	06/01/2026
4	Development Charges	60840.00	06/01/2026
5	Display Board Charges	11500.00	06/01/2026
6	Satellite town charge		
7	Sub Division Charge	50000.00	06/01/2026

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

Krishnagiri District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Krishnagiri
Date:2026.01.13 16:45:26

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.