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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2026

Date: 7/27/26 11:43 AM

From:

Village Panchayat

Rayakottai

To :

1)Mrs.K.Radhika,
2)Mr.R.K.Thiyagarajan,
No.1/85, Rajenthiran nagar,
Rayakottai, Denkanikottai,
Krishnagiri – 635116.

Online Application Number: 6TI1YAQC

Sir/ Madam,

Sub :

Residential Layout - Office of the Deputy Director of Town and Country Planning, Krishnagiri District – Denkanikottai Taluk / Kelamangalam Panchayat Union – Rayakottai Panchayat & Village S.F.No. 63 - Extent of 17550.00 sqm – Planning Permission issued – Forwarded for Further action.

Ref :

1.Application Reference No. 6TI1YAQC Received through Single Window Portal from Mr. 1) Mrs.K. Radhika, 2) Mr. R.K.Thiyagarajan, Dated: 02.02.2026.
2.Road Pattern plan approved by the Director Town and Country Planning, Chennai, Letter No. 6TI1YAQC, Dated: 27.03.2026.
3.Joint Director Agriculture department, Letter No. E-1/920/2026.Dated: 05.02.2026.
4.Circular from the Director of Town and Country Planning Roc.No. 19799 / 2020, Dated: 24.12.2020.
5.Applicants Mr. 1) Mrs.K. Radhika, 2) Mr. R.K.Thiyagarajan Letter Dated: 06.04.2026, (Gift deed document No. 1394/2026 & 1395/2026 dated: 02.04.2026).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.No.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.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10.G.O.181, Housing and Urban Development Department, Dated 09.12.2020.
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12.Letter Roc No. 13686/2017/LA1, Dated: 08.09.2017 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.Principal Chief Conservator of Forests (Head of Forest Force), Tamil Nadu Forest Department Letter 6TI1YAQC, Deemed NOC, Dated: 16.03.2026.
15.Letter Roc. No. 4367/2019/TCP2 Dated: 14.10.2019 of Director of Town and Country Planning, Chennai (Circular).
16.Deputy Director, Geology and Mines Department letter 6TI1YAQC, Deemed NOC, Dated: 16.03.2026.
17.Applicant Mrs. 1) Mrs.K. Radhika, 2) Mr. R.K.Thiyagarajan, Request Letter Dated 21.08.2025., (Payment of Centage Charge).
18.Applicants 1) Mr.K. Radhika, 2) Mr. R.K.Thiyagarajan letter Dated: 08.04.2026 (Payment of Centage Fee, Display Board Fee, Development Charge and Flag Day Fund).

Body:

1.In the Letter From the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District – Denkanikottai Taluk / Kelamangalam Panchayat Union – Rayakottai Panchayat & Village S.F.No. 63 - Extent of 17550.00 sqm, the Land Bearing Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is Issued to the Above Mentioned Layout and the Approval Number is Assigned as Follows SWP / DTCP/ Krishnagiri / Layout Approval No. L.P/D.D.T.C.P. (K.D) (SWP) No: 6TI1YAQC/2026/TCP, And Planning permission (SWP) NO:02/2026,dated: 27.07.2026, Subject to Special conditions and Technical Clearance From the Local Authority.
2.Received with Letter From the Deputy Director of District Town and Country Planning Department (Planning Permission), Krishnagiri District, The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been throughly Scrutinized. After Scrutinizing the Documents and Onsite Inspection of Amenities Mentioned in the Layout Residential Approval, the Applicant has Laid Roads as indicated on the Map and Other Amenities like Storm Water Drains, Water Supply Facilities, Necessary Street Lights has been Provided as Per the Standards Specified by the Localbody, Public Space area of Roads are Donated to the Rayakottai Panchayat & Village with the document no: 1394/2026 Dated: 02.04.2026 registered at the Rayakotai Sub-RegistrarOffice.
3.Layout Approval Fee - Rs.243313/- Transaction ID : 11000374960515, Dated.25.07.2026.
4.Guideline 3% Market Land Value as Land Conversation Charges Paid Amount – 607881/-, Challan Number : 20260727008257.
5.Therefore, Subject to Specific Conditions, Krishnagiri District, Kelamangalam Panchayat Union, Rayakottai Panchayat & Village, Extent of 17550.00 sqm the Land Bearing S.F.No. 63 Residential Plots, It is here by Ordered to Grant Approval for the Above Mentioned Residential Layout.
6.KELAMANGALAM PANCHAYAT RESOLUTION No.01/2026-2027 date : 27.07.2026 at 11.00 am, the ordinary meeting of Kelamangalam Panchayat Office. Details the actions taken in the meeting at that time are as follows. Thiru.M.Kumaresan,B.E Panchayat Special officer Kelamangalam Panchayat, Kelamangalam Union, Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. 6TI1YAQC/2026/TCP Dated: 08.04.2026 and Residential Layout Technical Clearance / Concurrence / Planning Permission was issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO:05/2026 Dated 08.04.2026 Panchayat PLANNING PERMISSION NO: 02/2026 Date: 27.07.2026 is give subject to specific conditions.
Special Conditions:-
1.Roads Constructed in the Approved Residential layout Should Remain in Same Existing Condition. No Changes Should be Made.
2.The Details of the Plots Divided in the Approved Layout Map Shall not be Altered Without the Permission of this Authority.
3.Approved Layout Plots Should be used for Construction of House only. No Dangerous or Obnoxious Factories are Allowed.
4.The Applicant Shall pay the Difference in Rates of Fees Paid by the Applicant to this Panchayat, if any Difference arises.
5.Every Plot Deed Registration Should be Accompanied by a copy of this Layout Approval Map.
6.The Applicant shall be Bound by any Changes of Orders Issued by the Government in the Policy Regarding the Recognition of Land Layout Approval and Planning Permission.
7.The Applicant Shall Bear Sole Responsibility for Civil Suits Arising out of deed registrations and changes inland ownership.
8.Construction of High Voltage / Low Voltage Power Lines for the Plots to the Plots to be Sold by the Applicant through the reserved area of Public or Open Space Handed over to the

Localbody is Not Permitted.

9.Town and country planning department given rules should follow with out any changes

10.As per your promissory bond terms condition given by you should follow withoutany changes if you avoid any terms and condition with out any intimation we will cancel the given order

11.Road, OSR land and park land any encroachment and sales will be cancel the given order It is also informed that any violation of the above conditions will result in the Cancellation of this Layout Approval.

12.Roads, parks and public Dravidian areas handed over to the local government by the owner of the land parcel should not be blocked by walls and should not cause any inconvenience to the public.

Copy to:-

1.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Krishnagiri.

2.Block Development Officer (VP), Kelamangalam Panchayat Union, ,Krishnagiri District

3.Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.

4.The Assistant Director, Department of Land Survey and Records, Krishnagiri District.

5.Rayakottai Sub-Registrar Office, Krishnagiri District.

6.Panchayat secretary,Kelamangalam panchayat office, Kelamangalam union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2026.07.27 11:43:04

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

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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.