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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. P1S34ILS/2025/TCP Date : 08/09/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

Special officer,
Uddanapalli panchayat,
Krishnagiri District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Krishnagiri – Krishnagiri District – Shoolagiri Taluk – Shoolagiri Panchayat Union – Uddanapalli Panchayat / Village - Comprised in S.F.No.1030/1A1, 1032/1A, 1032/1B, 1032/2A, 1033/1B, 1033/2, 1033/3, 1036/6, 1036/7B, 1036/8, 1036/9, 1036/10A, 1036/14A and 1036/16A –Site Extent – 61375.00 Sq.m. (15.17 Acres) – Technical Approval – forwarded for further action - Reg.

Ref : 1. Director of Town and Country Planning, Chennai, Roc no. P1S34ILS-25-TCP7, Dt.02.09.2025.
2. Applicant M/s. Roja Projects LLP, Bangalore, Layout Proposal received through online vide reference P1S34ILS-25, dated: 19.05.2025.
3. The Assistant Director, Krishnagiri District Town and Country Planning office Inspection Report of Online Application No. P1S34ILS-25, Dated: 21.05.2025
4. Online Application No.: P1S34ILS-25-TCP7, dated: 18.08.2025 (Road pattern issued)
5. Applicant M/s. Roja Projects LLP, Bangalore, Gift Deed No. 3753/2025 & 3754/2025 Dated: 20.08.2025.
6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019.
8. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
13. Superintending Engineer, Tamil Nadu Power Distribution Corporation Ltd, Lr. No. 2062A/SWE/KEDC/AEE/DEV/AE.1/F.NOC (Layout)/2025, Dated:- 24.03.2025.
14. Joint Director, Agricultural Department, Krishnagiri District, K.Dis. Letter No. E-1/2566/2025, Dated:- 27.03.2025.
15. Payment of Centage charges received from the applicant respectively on Dt.04.09.2025.

ORDER:

With reference to the letter in the 2nd cited, the applicant M/s. Roja Projects LLP, Bangalore, has requested for the approval of Residential Layout at Krishnagiri District, Shoolagiri
taluk, Shoolagiri panchayat Union, Uddanapalli village and panchayat, S.F.Nos. 1030/1A1, 1032/1A, 1032/1B, 1032/2A, 1033/1B, 1033/2, 1033/3, 1036/6, 1036/7B, 1036/8, 1036/9,
1036/10A, 1036/14A and 1036/16A With a site extent of 61375.00 Sq.m. (15.17 Acres). The applicant request has been accepted and the application was processed and letter issued
directing applicant to handover the land earmarked for road, park local body and TANGEDCO to the appropriate authority vide reference 4th cited above. On receiving the gift deed
soft copy from the applicant through online, the following order of concurrence for the proposed layout has been issued by the Director of Town and Country Planning, Chennai in
reference no. 01. Concurrence has been issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No.93/2025. The
approved Layout plan is enclosed herewith for taking further action in this regard. The applicant should submit

the original Gift deed of 5th cited above to the concerned local body.

1. The Technical approval is issued to the abovementioned layout and the number is assigned as L.P/D.D.T.C.P. (K.D) (SWP) No: 155/2025.
2. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.
3. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate
action/information.

SPECIAL CONDITIONS:
1. a) With reference to the 7th, 8th,and 10th cited G.O., 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 applicants after collecting the necessary fees and issue 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after
the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020 should be applied in appropriate permission for amalgamation of EWS
plots.

3. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F. No sub-division in
favour of concern local body.

4. 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.

5. 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.

6. The fees / charges collected from the applicant are as follows.

Scrutiny Fee	: Rs.92067/-, Dt.19.05.2025.
Centage Charges	: Rs.56100/-, Dt.04.09.2025
Display board charges	: Rs.11500/-, Dt.04.09.2025
Development charges	: Rs.122750/-, Dt.04.09.2025
Sub-Division charges	: Rs.74800/-, Dt.04.09.2025

Copy to
M/s. Roja projects LLP,
Mr Pawan kumar gupta,
Mr M M Yuvaraj,
Mr M Y Santhosh,
D no.799, 19th Main road,
2nd sector, V K Paradise,
HSR Layout, Bangalore – 560102.

தமிழ்நாடு
வாய்மையே வெல்லும்

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	92067	19/05/2025
2	OSR Fee		
3	Centage Charges	56100.00	04/09/2025
4	Development Charges	122750.00	04/09/2025
5	Display Board Charges	11500.00	04/09/2025
6	Satellite town charge		
7	Sub Division Charge	74800.00	04/09/2025

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

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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.