

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 08-03/2024

Date: 3/28/24 6:14 PM

From:

Village Panchayat

Kallukurukki

To :

VARALAKSHMI AND THREE OTHERS
1/517, SENTHIL NAGAR, SALEM MAIN
ROAD, KRISHNAGIRI TOWN/TALUK AND
KRISHNAGIRI

Online Application Number:

1F2K29JL

Sir/ Madam,

Sub :

Residential Layout – Kallukurukki Panchayat Office, Krishnagiri – Krishnagiri District – Krishnagiri Taluk / Panchayat Union – Kallukurukki Panchayat / Village S.F.No. 471/1 & 471/5 - extent 0.94.35 Hectare – Final Approval Issued - Reg.,

Ref :

- 1) Application Reference No 1F2K29JL received through Single Window Portal from Dated: 15.02.2024
- 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:23.02.2024
- 14) Gift deed Document no 626/2024 & 627/2024 Uploaded by the Applicant Mrs. Varalakshmi & Three others
- 15) Payment Of Centage charges and Development charges are received from the applicant on 27.02.2024
- 16) Payment of Land conversion charges 3% of guideline value received from the applicant respectively on 28.03.2024.
- 17) Payment of Panchayat Demand fees received from the applicant respectively on 19.03.2024.

Body:

Residential Layout Application No. 1F2K29JL submitted on 15.02.2024.
Final Approval Issued for Residential Layout – Kallukurukki Panchayat Office, Krishnagiri – Krishnagiri District – Krishnagiri Taluk / Panchayat Union – Kallukurukki Panchayat / Village S.F.No. 471/1 & 471/5 - extent 0.94.35 Hectare.



Village

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

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

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

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.

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.

