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

Layout Application - Final Approval Letter

Roc No: Roc No. 1/2024,
Resolution Number 05
Dated. 05.07.2024,
Shoolagarai Village
Panchayat

Date: 06-08-2024 5:32 PM

From:
Village Panchayat

Soolagarai

To :

Mr. K.N.Kabil,
S/o Nagarajan.K,
60, Sevatha goundar Street,
Bangalore Road,
Krishangiri,
PINCODE - 635001

Online Application Number: TJYRE978

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Uthangarai taluk - Mathur Panchayat Union – Shoolagarai Panchayat and Mallapuram Village- Acknowledging and Approving to an extent of 3623.00Sq.m in the Land Bearing S.No.6/3A 1 to 22 Residential Plots - Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicant Mr.K.N.Kabil & 2 Others - Online Application No. TJYRE978, Dated: 15.12.2023.
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 28.11.2023.
3. Joint Director Agriculture Department, Krishnagiri District, Letter No.E1/8648/2023, Dated: 27.10.2023.
4. Applicant Mr.K.N.Kabil dated Gift deed (Local Body) document no. 8057/2023 and 8060/2023, dated: 06.12.2023 and Gift deed (TANGEDCO)
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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.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.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 23.09.2020.
11. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1 dated 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021.
15. Demand payment Request letter dated 15.12.2023 (Requiring payment of Centage Charge).
16. Applicant Mr.K.N.Kabil, letter dated 15.12.2023 (Payment of Centage Charge).
17. Road certificate Block Development officer Mathur Panchayat Union Letter No. 3645/2023/E2, Dated.02.11.2023

Body:

Order,

1. In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Uthangarai Taluk, Mathur Panchayat Union, Shoolagarai Panchayat, Mallapuram Village and Approving to an extent of 3623.00 Sq.m in the Land Bearing S.No. S.No.6/3A1 to 22 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. 01/2024 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 thoroughly 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 Mallapuram Village and Shoolagarai Panchayat with the document no: 8057/2023 and 8060/2023 dated: 06.12.2023 registered at the Uthangarai Sub-Registrar Office.

3. According to the ordinance in Reference No.5, 3% Market Value fee for Residential Layout Plot of Rs.14000/-Payment eChallan Number 20240806018869, Bank reference number CPAEBXHPF4, Bank Name: STATE BANK OF INDIA, Shoolagarai Branch, Payable at DDO Krishnagiri, Dated.06.08.2024.
1.Layout Approval Fee - Rs.22,000/- Transaction ID : 418537440176, Dated. 03.07.2024.
2.Layout Inspection Fee - Rs.3500/- Transaction ID : 418537440176, Dated.03.07.2024.
Therefore, Subject to Specific Conditions,Krishnagiri District, Uthangarai Taluk, Mathur Panchayat Union, Shoolagarai Panchayat, Mallapuram Village, extent of 3623.00 Sq.m in the Land Bearing S.No.6/3A1 to 22 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. TJYRE978/2023/TCP, Dated. 15.12.2023 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows L.P/D.D.T.C.P.(K.D) (SWP) NO: 174/2023. All the Special conditions mentioned must be strictly followed.

2. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
3. The Details of the plots divided in the approved layout map shall not be altered without the permission of and changes inland ownership.
4. Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicantthrough the reserved area of Public or Open Space Handed over to the localbody is not permitted.
It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,

Shoolagarai

Village Panchayat.

To.

Mr. K.N.Kabil, S/o Nagarajan.K, 60, Sevatha goundar Street, Bangalore Road, Krishangiri, PINCODE - 635001.

Copy to :

1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2.Uthungarai Registrar, Uthungarai Registrar Office, Krishnagiri District.
3. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Krishnagiri.
4. The Assistant Director, Department of Land Survey and Records, Krishnagiri District.
5. Block Development Officer (VP), Mathur Panchayat Union, Shoolagarai Panchayat, Mallapuram Village, Krishnagiri.
6. Panchayat Secretary, Shoolagarai Panchayat Office, Mathur Panchayat Union. Shoolagarai

PANCHAYAT RESOLUTION No. 05, On 05.07.2024, Friday at 11.00 am, the ordinary meeting of Shoolagarai Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Chairman : Thiru.C.NADARAJAN, Panchayat President. 9 Ward Members including the Panchayat President. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. TJYRE978/2023/TCP, Dated.15.12.2023
and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows L.P/D.D.T.C.P.(K.D) (SWP) NO: 174/2023., Seeking approval of the Council to grant approval subject to specified conditions.
Resolution: Roc No. 01/2024, Resolution Number 05 Dated. 05.07.2024, Shoolagarai Village Panchayat, is granted unanimously.

Shoolagarai Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.07.05 17:32:45

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.