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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect/Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project - **Survey No: 434/6B and 434/7 measuring in Mallapadi Village, Mallapadi Panchayat, Bargur Panchayat Union, Bargur Taluk, Krishnagiri District, Tamilnadu.**

Date: 24.09.2026

M. C. Mahendran, (Name of the Promoter)

No. 271, Madhepalli, Madhepalli Post, Bargur, Krishnagiri - 635104 (Address of the Promoter)
Subject. Certificate for **"KIZHAKKUVASAL NAGAR"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. J Vignesh, D.C.E,** (name of the Architect/ Licensed Surveyor) having License No. **100/2022, RE-GR-III** assessment and verification development work done at **"KIZHAKKUVASAL NAGAR"** (name of the project) situated on the Plot no./ bearing Survey No. **434/6B and 434/7** demarcated by its boundaries (latitude and longitude of the end points) 12.526093 to the North 12.526093 to the South 78.346197 to the East 78.346197 to the West of Mallapadi Village, Mallapadi Panchayat, Bargur Panchayat Union, Bargur Taluk, Krishnagiri District, Tamilnadu, measuring **1.65 Acre (6670.00 Sq.mts**). Being Developed by **M. C. Mahendran,** (Name of the Promoters)

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **DTCP, Krishnagiri** (Name of the sanctioned authority) vide **Planning Permission No. L. P/D. D. T. C. P. (K. D) (SWP) No: 114/2026 dated 21.05.2026 and Local Body / Town Panchayat / Municipality No. 01/2026 dated 19.08.2026.** The following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

S.No.	Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body	Complied Yes / No
1.	Road	Yes
2.	Street light	Yes
3.	Storm water drains	Yes
4.	Water pipe line	Yes

Enclosed: Photographs of all sides of site

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

J. Vignesh, D.C
Registered Civil Engineer
KDTCP License No:100/2022
RE-GR-III, D. No:3A-2/7C9
Teachers Colony, Bagalur Road
Hosur-635 109, Cell:9600410385

GOVT. OF TAMILNADU
TOWN AND COUNTRY PLANNING DEPARTMENT

KRISHNAGIRI DISTRICT TOWN & COUNTRY PLANNING

KDTCP

25/2, Nethaji Road,

Hosur-635 109.

Phone: 04344-222563

Email: krishnagiri.district2020@gmail.com

Website: WWW.tn.gov.in/tcp

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that THIRU J VIGNESH *has* enrolled as Registered Engineer *Grade-III* (RE) with Krishnagiri District Town and Country planning (KDTCP) who has the qualification ***DIPLOMA IN CIVIL ENGINEERING.***, and experience in the relevant field for **05** years.

He has been given the Registration No: ***100/2022, RE-GR III*** on ***22.06.2022***. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(MS) No. 18, MAWS (MA1) Dept., Dated: 04.02.2019.

This Registration is valid up to ***21.06.2027.***



22 JUN 2022

DEPUTY DIRECTOR,
KRISHNAGIRI DISTRICT TOWN AND
COUNTRY PLANNING, HOSUR.

KDTCP

To :-

MAHENDRAN CHINNARAJ M C,
271, MADHEPALLI VILLAGE MADHEPALLI POST,
BARGUR TK ,
KRISHNAGIRI - 635 104.

Subject

Residential Layout - Office of Krishnagiri District – Bargur Panchayat Union – Mallapadi Panchayat – Mallapadi Village - Acknowledging and Approving to an extent of 6670.00 Sq.m (Or) 0.66.70 Hectare in the Land Bearing **S.F.No: 434/6B & 434/7 Residential Plots 21** - Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District - reg.

Reference

1. Applicant Mahendran Chinnaraj M.C - Online Application No. 1VSIJ19P, Dated:29.04.2026
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 05.05.2026.
3. Joint Director /Deputy Director/ Assistant Director Krishnagiri District, Letter No. 1VSIJ19P/2026/TCP, Dated: 05.05.2026.
4. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. 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.
7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.13686/2017/LA1, Housing and Urban Development Department, dated 08.09.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.19799/2020 dated 24.12.2020.
11. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021.
12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
13. G.O.(MS.) No: 180, Rural Development & Panchayat Raj Department, dated: 05.12.2024.
14. Demand payment Request letter dated 13.08.2026 (Requiring payment of OSR Fees, Centage Fee, Board Fee, Development Charge and Flag Day Fund).
15. Applicant MC Mahendran Chinnaraj letter Dated: 13.08.2026 (Payment of OSR Fees, Centage Fee, Display Board Fee, Development Charge and Flag Day Fund).

Body of the Letter
Order,

1. In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Bargur Panchayat Union, Mallapadi Village Panchayat and Approving to an extent of 6670.00 Sq.m (Or) 0.66.70 Hectare in the Land Bearing **S.F.No: 434/6B & 434/7 Residential Plots 21**. The Technical Clearance / Concurrence / Planning Permission is issued to the abovementioned layout and the approval number is assigned as follows L.P/D.D.T.C.P. (K.D) (SWP) No: 114/2026/2026/TCP, Dated: 21.05.2026 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 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 Local body, Public Space area of roads are donated to the Mallapadi Village Panchayat with the document no: **2027/2026, Dated:13.05.2026 & 2028/26, Dated:13.05.2026** registered at the Bargur Sub-Registrar Office.

3. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. 1VSIJ19P/2026/TCP, Dated: 05.05.2026 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the abovementioned layout and the approval number is assigned as follows L.P/D.D.T.C.P. (K.D) (SWP) No: 114/2026/2026/TCP, Dated: 21.05.2026 Panchayat Planning permission No.01/2026, 19.08.2026. All the Special conditions mentioned must be strictly followed.

4. Layout Approval Fee - Rs. 82672/-, Dated: 13.08.2026.

Therefore, Subject to Specific Conditions, Krishnagiri District, Bargur Panchayat Union, Mallapadi Village Panchayat, extent of 6670.00 Sq.m (Or) 0.66.70 Hectare in the Land Bearing **S.F.No: 434/6B & 434/7 Residential Plots 21**. It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Mallapadi Panchayat Resolution No. 01/2026 at 19.08.2026, 11.00 am, the ordinary meeting of Mallapadi Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Thiru.C.P.Senthil. Panchayat Special officer, Mallapadi Panchayat, Bargur Union, Krishnagiri District, Joint Director / Deputy Director/ Assistant Director, District Town and country Planning Department **ROC No. 1VSIJ19P/2026/TCP, Dated: 05.05.2026** 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: 114/2026/2026/TCP, Dated: 21.05.2026 Seeking approval of the Council to grant approval subject to specified conditions.

Details
Site Extent: 0.66.70 Hec. (Or) 6670.00 Sq.m
No of Plots: 21

Gifted Over to Local Body:
Layout Road: 940.00 Sq.m
Public Purpose-38.40Sq.m – 0.67%

Gifted to Tangedco:
TANGEDCO Purpose: 31.10 Sq.m – 0.54%

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 not 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 local body is not permitted.
9. Town and country planning department given rules should follow without any changes.
10. As per your promissory bond terms condition given by you should follow without any changes if you avoid any terms and condition without any intimation we will cancel the given order.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

Special officer
Mallapadi Village Panchayat.

To.

62-Bn
24/8/26

MAHENDRAN CHINNARAJ M C,
271, MADHEPALLI VILLAGE MADHEPALLI POTST,
BARGUR TK ,
KRISHNAGIRI - 635 104.

Copy to:

1. Submitted to the of Assistant Director (Panchayat/Audit), Collectorate, Krishnagiri East.
2. The Director Town and Country Planning, Hosur, Krishnagiri District.
3. The Assistant Director, Department of Land Survey and Records, Krishnagiri District.
4. Block Development Officer (VP), Bargur Panchayat Union, Krishnagiri District
5. Sub-Registrar Office, Bargur, Krishnagiri District.
6. Panchayat secretary, Mallapadi panchayat office, Bargur union.

Special Officer,
Mallapadi Village Panchayat
Bargur Union.

62-Bn
24/8/26

GPS Map Camera

Mallapadi,TN,India 🇮🇳

Mallapadi, Jagadevi Road, SIDCO Industrial Estate, Mallapadi, TN 635104, India

Lat 12.526416, Long 78.345960

Tuesday, 22/09/2026 12:14 PM GMT+05:30

Note : Captured by GPS Map Camera


GPS Map Camera
Mallapadi, TN, India
Mallapadi - Jagadevi Road, SIDCO Industrial Estate,
Mallapadi, TN 635104, India
Lat 12.526458, Long 78.345945
Tuesday, 22/09/2026 12:13 PM GMT+05:30
Note : Captured by GPS Map Camera

GPS Map Camera

Mallapadi, TN,India 🇮🇳

Mallapadi - Jagadevi Road, SIDCO Industrial Estate, Mallapadi, TN 635104, India

Lat 12.526470, Long 78.345935

Tuesday, 22/09/2026 12:13 PM GMT+05:30

Note : Captured by GPS Map Camera


GPS Map Camera
Mallapadi,TN,India
Mallapadi, Jagadevi Road, SIDCO Industrial Estate, Mallapadi, Tamil Nadu 635104, India
Lat 12.525720, Long 78.345715
Tuesday, 22/09/2026 12:09 PM GMT+05:30
Note : Captured by GPS Map Camera

GPS Map Camera

Mallapadi,TN,India 🇮🇳

Mallapadi Jagadevi Road, SIDCO Industrial Estate, Mallapadi, TN 635104, India

Lat 12.525662, Long 78.346128

Tuesday, 22/09/2026 12:10 PM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Mallapadi,TN,India 🇮🇳

Mallapadi, Jagadevi Road, SIDCO Industrial Estate, Mallapadi, TN 635104, India

Lat 12.526458, Long 78.345943

Tuesday, 22/09/2026 12:13 PM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Mallapadi,TN,India 🇮🇳

Mallapadi, Jagadevi Road, SIDCO Industrial Estate, Mallapadi, TN 635104, India

Lat 12.525908, Long 78.346239

Tuesday, 22/09/2026 12:11 PM GMT+05:30

Note : Captured by GPS Map Camera













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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.