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: 1/2025/SamalpattiPanchayat

Date: 1/7/26 6:13 PM

From:

Village Panchayat

Samalpatti

To :

1. N.Dhanasekaran, S/O Nagaraj, No 112.Pasandi village, Samalpatti panchayat, Uthangarai TK, Krishnagiri District.

Online Application Number: GXFYEJG8

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Mathur Panchayat Union – Samalpatti Panchayat - Acknowledging and Approving to an extent of 4866.00Sq.m in the Land Bearing S.F.No 20/5,and 21/3B1 1 to 16 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1) Applicant Thiru N.Dhanasekaran ,Pasandi village ,application Reference No GXFEJG8/2025 received through Single Window Portal from Dated: 02.05.2025
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:05.06.2025
14) Gift deed Document no 4203/2025 and 4202/2025 Dated 06.06.2025 Uploaded by the Applicant Thiru N.Dhanasekaran on 08.06.2025
15) Development charges and Centage charges requested on 13.06.25
16) Payment of Centage charges and Development charges are received from the applicant on 17.06.2025
17). G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Mathur Panchayat Union, Samalpatti Village Panchayat, and Approving to an extent of 4866.00 Sq.m in the Land Bearing S.F.No 20/5,and 21/3B1 1 to 16 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. 107/2025 Subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant 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 Samalpatti Village Panchayat with the document no: 2427/2021 dated: 25.04.2025 registered at the Uthangarai Sub-Registrar Office.

1.Layout Approval Fee - Rs.96,143/- Transaction ID : 11000343082265, Dated. 05.01.2025.

2.Inspection Fee - Rs.1000/- Transaction ID : 11000343082265, Dated. 05.01.2025

Therefore, Subject to Specific Conditions, Krishnagiri District, Mathur Panchayat Union, Samalpatti Village Panchayat , extent of 4866.00 Sq.m in the Land Bearing S.F.No 20/5,and 21/3B1 1 to 16 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. GXFEJG8/2025/TCP Dated. 18.06.2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/ LAYOUT NO: 27/2005. Planning permission No 1/2005 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 this authority.

4. Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any changes of orders issued by the Government in the Policy

Copy to :
1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2. Uthangarai Registrar, Uthangarai 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 (BP), Mathur Panchayat Union, Mathur, Krishnagiri.
6. Panchayat Secretary, Samalpatti Panchayat Office, Mathur Panchayat Union. Samalpatti PANCHAYAT RESOLUTION No. 01, On 05.01.2025, Monday at 11.00 am, the ordinary meeting of Samalpatti Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Tmt.S.Sellakkannal, Special Officer/Block Development Officer (VP). Zonal DY Block Development Offiecer and Panchayat Secretary including the Special Officer/Block Development Officer (VP). Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. GXFEJG8/2025/TCP, Dated.18.06.2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO: 01/2024 AND PLANNING PERMISSION NO: 01/2005, Seeking approval of the Council to grant approval subject to specified conditions.
Resolution: Roc No. 01/2025, Resolution Number 05 Dated. 05.01.2025, Mathur Village Panchayat, is granted unanimously.

Mathur Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2026.01.07 18:13:50

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.