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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1 **Date:** 10/8/25 9:13 PM

From:

Village Panchayat

Gangaleri

To :

Viinay
D.No.50-1, Thomsonpettai, Kaveripattinam, Krishnagiri Taluk and District.
,Gangaleri,Krishnagiri,Krishnagiri,635122

Online Application Number: TEL3AUAF

Sir/ Madam,

Sub :

Residential Layout - Office of the Deputy Director of town and country planning, Krishnagiri District - Krishnagiri District,
Krishnagiri Taluk, Krishnagiri Panchayat Union, Gangaleri Village, S.F.No. 149/3A, 149/3B1, 159/2B1A1, 159/4,159/5 - extent of
5969.00 Sqm - Panchayat (Local Body) Approval Issued -Reg .

Ref :

1. Applicants Mr. R. Sathish Kumar & Mr.K.R. Vinay Reference No. TEL3AUAF received through Single Window Portal from
Dated: 04.04.2024
2. District Town and country planning Office, Krishnagiri District Letter No. TEL3AUAF. (Road pattern issued on dated:
17.05.2024).
3. Joint Director Agriculture department, Letter No.E-5/8322/2022 Dated: 10.10.2022.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicants Mr. R. Sathish Kumar & Mr. K.R. Vinay Letter Dated: 08.06.2024. (Gift deed document No. 2224/2024 & 2225/2024,
dated: 03.06.2024).
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.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113 / Nov 4 (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.
Ref :
14. Demand payment Request Letter, Dated: 17.05.2024 & 10.06.2024 (requiring payment of OSR Fee, Centage Fee, Display
Board Fee, and Flag Day Fund).
15. Applicants Mr. R. Sathish Kumar & Mr. K.R. Vinay letter Dated: 08.06.2024 & 13.06.2024. (Payment of OSR Fee, Centage
Fee, Display Board Fee, and Flag Day
Fund).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 ,
17.As per the condition, the layout has been approved and approved number issued as L.P/D.D.T.C.P. (K.D)(SWP) No:92/2024
and enclosed with 2 set of original maps
and gift deeded documents has been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.9 (b).
3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration
department office and land survey
department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in
Tamilnilam website
Special Conditions
1.a) With reference to the 8th cited and 10th cited letter, 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 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.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park areas S.F.No subdivision in favour concern local body.
3.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
4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been
requested to collect Rs.1000 as

scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation
charges, before issuing the final
approval .

Body:

Residential Layout Application No : TEL3AUAF
Final Approval Issued for Residential Layout - Office of the Deputy Director of town and country planning, Krishnagiri District - Krishnagiri District,
Krishnagiri Taluk, Krishnagiri Panchayat Union, Gangaleri Village, S.F.No. 149/3A, 149/3B1, 159/2B1A1, 159/4,159/5 - extent of
5969.00 Sqm .

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2025.10.08 21:13:14

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

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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.