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RE REGULATORY RECORD

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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: 11/LA/2024-2025/PN

Date: 3/5/25 11:48 AM

From:

Village Panchayat

Nallur

To :

Thiru. R.Verabadrappa
S/O Ramappa
5-310, Nallur village and PO
Hosur TK -109

Online Application Number: DJBGZ1MJ

Sir/ Madam,

Sub :

esidential Layout –District Town and Country Planning Office, Hosur New Town Development Authority - Krishnagiri District–Hosur Taluk/Hosur Panchayat union – Nallur village and Panchayat – S.F.no 135/2B,135/3,135/4B,162/1A2,162/1B,162/2,178/1,179/1A-extent of 20867.00 sq.m (Or) 5.16 acre – Planning Permission issued– forwarded for further action –Reg.

Ref :

1) Applicant Thiru R.Verabadrappa ,Hosur ,application Reference No DJBGZ1MJ/2024 received through Single Window Portal
from Dated: 17.02.2025
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:23.02.2025
14) Gift deed Document no 188/2025 and 189/2025 Dated 24.02.2025 Uploaded by the Applicant Thiru R.Verabadrappa on
25.02.2025
15) Development charges and Centage charges requested on 26.2.25
16) Payment of Centage charges and Development charges are received from the applicant on 27.02.2025

Body:

ORDER:
With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Krishnagiri District, HosurTaluk, Hosur Panchayat Union, Nallur Village, Nallur Panchayat - S.F.no 135/2B,135/3,135/4B,162/1A2,162/1B,162/2,178/1,179/1A-extent of 20867.00 sq.m (Or) 5.16 acre is forwarded to Director of Town and Country Planning for
concurrence.
The DTCP has technical clearance issued of residential layout in krishnagiri district, Hosur taluk, Hosur panchayat union, Nallur Village, Nallur Panchayat, S.F.no 135/2B,135/3,135/4B,162/1A2,162/1B,162/2,178/1,179/1A-extent of 20867.00 sq.m (Or) 5.16 acre as per ROC No. DJBGZ1MJ/2025/TCP Date: 03/03/2025
In the continuation, with reference to the 13th cited letter, road pattern for residential layout has been issued
by the directorate on 23.02.2025.
Further the applicants Thiru R. Veerabadrappa has gift deed the Road, Road splay, and Public Purpose (PP) has been handed over to the Special officer of Nallur Panchayat local body on 25.02.2025 & TANGEDCO Areas has been handed over to Superintending Engineer, Krishnagiri on 52.02.2025 respectively.
In the continuation final administrative approval approved the residential layout in krishnagiri district; Hosur taluk Hosur panchayat union, Nallur Village, Nallur Panchayat, S.F.no 135/2B,135/3,135/4B,162/1A2,162/1B,162/2,178/1,179/1A-extent of 20867.00 sq.m (Or) 5.16 acre i.e. 106 plots.
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent: 2.08.67 Hec. (or) 20867.00 Sq.m
No. of Plots: 106
Gifted over to Local Body:
Layout Road: 6106.58 Sq.m
Public Purpose - 85.47 Sq.m - 0.57 % + Public purpose park 1519.46 Sq.m 10.29 %
Gifted over to TANGEDCO:
TANGEDCO Purpose: - 86.57 Sq.m - 0.58 %
Nallur panchayat Resulation No . 04/03.03.2025

The special officer
Nallur Village and Panchayat
Hosur Panchayat union /Taluk
Krishnagiri District

copy to,
1) The deputy director, town and country planning department (planning permission) Hosur union, krishnagiri district.
2) The sub registrar, sub register office Hosur krishnagiri district

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2025.03.05 11:48:24

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

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