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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01 LA/2024-2025
date:03.07.2024

Date: 7/3/24 2:50 PM

From:

Village Panchayat

Arasakuppam

To :

1) Mr.Shanthakumar Malagi,
2) Mr.Jayanth Malagi,
No.78, Prestige Oasis,
Addevishwanthpura Road,
Rajanakunte,
Bangalore

Online Application Number: DJPEYGAQ

Sir/ Madam,

Sub :

Residential Layout - Office of the village panchayat arasakuppam, thally union, -Krishnagiri District - Krishnagiri District,
Denkanikottai Taluk, Thally Panchayat Union, Arasakuppam Village, S.F.No. 154/1A1B1,154/1A1B2,156/1A1 - extent of 2090.00 Sqm - final approval- Reg

Ref :

1. Applicants Mr. Shanthakumar Malagi & Mr. Jayanth Malagi Reference No. DJPEYGAQ received through Single Window Portal from Dated: 22.05.2024
2. District Town and country planning Office, Krishnagiri District Letter No. DJPEYGAQ. (Road pattern issued on dated: 03.06.2024).
3.deputy director of town and country planning krishnagiri district, dated 25.0.2024
4. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020.
5. Applicants Mr. Shanthakumar Malagi & Mr. Jayanth Malagi Letter Dated: 07.06.2024. (Gift deed document No. 5816/2024 & 5819/2024, dated: 07.06.2024).
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.
14. Demand payment Request Letter, dated: 03.06.2024 & 19.06.2024 (requiring payment of OSR Fee, Centage
Ref:
Fee, Display Board Fee, and Flag Day Fund).
15. Applicants Mr. Shanthakumar Malagi & Mr. Jayanth Malagi letter Dated: 07.06.2024 & 19.06.2024. (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.The local body generated demanded amount paid payments to panchayat account by applicants, dated on 01.07.2024
18. G.O.78, Housing and Urban Development Department, UD4(3) Dated: 04.05.2017
19. G.O.112, Housing and Urban Development Department, UD4(3) dated:22.06.2017
20. G.O.172, Housing and Urban Development Department, Dated: 22.06.2017.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in - Krishnagiri District,
Denkanikottai Taluk, Thally Panchayat Union, Arasakuppam Village, S.F.No. 154/1A1B1, 154/1A1B2, 156/1A1 - extent of 2090.00 Sqm is forwarded to Director of Town
and Country Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on
03.06.2024. Further the applicants. Shanthakumar Malagi & Mr. Jayanth Malagi has gift deed the Road, Road splay, and Public Purpose (PP) has been
handed over to the President of ArasakuppamPanchayat local body on 07.06.2024 & TANGEDCO Areas has been handed over to Superintending Engineer, Krishnagiri on07.06.2024 respectively.
The DTCP has technical clearance issued of residential layout in krishnagiri district denkanikotta taluk thally panchayat union arasakuppam village survey no's 154/1A1B1,154/1A1B2,156/1A1 extent of 2090 sqm, i.e. 14 plots as per ROC no:DJPEXGAQ/2024/2024/TCP dated:20.06.2024
In the continuation final administrative approval approved the residential layout in krishnagiri district denkanikotta taluk thally panchayat union arasakuppam village survey no's: 154/1A1B1,154/1A1B2,156/1A1 extent of 2090 sqm, i.e. 14 plots.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent: 0.20.90 Hect. (or) 2090.00 Sq.m
No. of Plots: 14
Gifted over to Local Body:
Layout Road: 413.73 Sq.m
Public Purpose: 14.65 Sq.m - 0.87%
Gifted over to TANGEDCO:
TANGEDCO Purpose: 14.65 Sq.m - 0.87%

president
Arasakuppam
panchayat,Thally union
Enclosure Krishnagiri district
1.Layout map

Copy to
1) Mr.Shanthakumar Malagi,2) Mr.Jayanth Malagi, No.78, Prestige Oasis, Addevishwanthpura

Road, Rajana Kunte, Bangalore.
2) The deputy director, town and country planning department (planning permission) krishnagiri district.
3) The sub registrar, sub register office denkanikotta krishnagiri district.

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Krishnagiri*
*Date:2024.07.03 14:50:29*

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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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.