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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: 06/LA/2025-2026/PN

**Date:** 8/18/25 5:58 PM

From:

Village Panchayat

Nallur

To :

.M. Sathish and J.Gurendraprasad
No 2-36, Ramarkoil street
Balathotanapalli
Palayam kotta
Denkanikottai TK
Krishnagiri -DT

Online Application Number: 5FFIHWQL

Sir/ Madam,

Sub :

Residential 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 818/2B -extent of 2100.00 sq.m (Or) 0.52 acre –
Planning Permission issued – forwarded for further action –Reg.

Ref :

1) Applicant Thiru M.Sathis and J.Gurendraprad, Hosur, application Reference No 5FFIHWQL/2025 received through Single
Window Portal
from Dated: 25.06.2025
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: 04.06.2025
14) Gift deed Document no 4338/2025 and 4339/2025 Dated 23.07.2025 Uploaded by the Applicant M.Sathis and
J.Gurendraprasad
15) Payment of Centage charges and Development charges are requested on 28.07.2025
16) Payment of Centage charges and Development charges are received from the applicant on 31.07.2025

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, Chithanapalli Village, Nallur Panchayat, S.F.No 818/2B -extent of 2100.00 sq.m (Or) 0.52 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, Chithanapalli Village, Nallur Panchayat, S.F.No 818/2B -extent of 2100.00 sq.m (Or) 0.52 acre as
per ROC No. 5FFIHWQL/2025/TCP Date: 01/08/2025
In the continuation, with reference to the 13th cited letter, road pattern for residential layout has been issued
by the directorate on 04.06.2025
Further the applicants Mr. M. Sathish and J.Gurendraprasad has gift deed the Road, Road splay, and Public
Purpose (PP) has been handed over to the President of Nallur Panchayat local body on 23.07.2025 & TANGEDCO Areas has been handed over to Superintending Engineer, Krishnagiri on 23.07.2025 respectively.
In the continuation final administrative approval approved the residential layout in krishnagiri district; Hosur taluk Hosur panchayat union, Chithanapalli Village, Nallur Panchayat, S.F.No 818/2B -extent of 2100.00 sq.m (Or) 0.52 acre i.e. 11 plots.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 0.52 Acre- 2100.00 Sq.m
No. of Plots : 11
Gifted over to Local Body
Layout Road : 543.84 Sq.m
Public Purpose : 9.00 Sq.m 0.75%
TANGEDCO Purpose : 9.00 Sq.m 0.57%
Nallur panchayat Resulation No .04 / 06.08.2025

The Special officer
Nallur Panchayat
Hosur Panchayat Union,

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:2025.08.18 17:58:29

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.