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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2025

Date: 3/12/26 10:45 AM

From:

Village Panchayat

Bairamangalam

To :

Mr R Ramesh babu,
SF No. 95/1B, 534/2, 535, 536/A2B,
Bairamangalam village and panchayat,
Denkanikottai taluk
Krishnagiri.

Online Application Number: MEFE38HG

Sir/ Madam,

Sub :

Residential Layout - Office of the Deputy Director of town and Country Planning, Krishnagiri District –Denkanikottai Taluk -Kelamangalam Panchayat Union, Bairamangalam Village and Panchayat S.F No. 95/1B, 534/2, 535, 536/A2B, B1D, B2 - Extent of 21977.00Sq.m– Planning Permission issued – Forwarded for Further action.

Ref :

1.Application Reference No. MEFE38HG Received through Single Window Portal from Fission Realty Limited Liability Partnership, Dated: 06.03.2025.
2.Road Pattern plan approved by the Director Town and Country Planning, Chennai, Letter No. 992/12/2022, Dt. 29.11.2022, Dated: 11.03.2025
3.Applicant R Ramesh babu, (Local Body) Document no. 2861/2025, 2862/2025 and 4041/2025.
4.Circular from the Director of Town and Country Planning Roc.No.MEFE38HG /2025/TCP, Dated: 30/05/2025.
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.No.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.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9.G.O.181, Housing and Urban Development Department, Dated 09.12.2020.
10.Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
11.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country

Planning, Chennai (Circular).
12.Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular).
13.Letter Roc. No. 4367/2019/TCP2 Dated: 14.10.2019 of Director of Town and Country Planning, Chennai (Circular).
14.Applicant R Ramesh Babu, Request Letter Dated 30.05.2025., (Payment of Centage Charge).
15.Payment of Centage Charges Received From the Applicant Respectively on 30.05.2025.

Body:

Order,

1. In the Letter From the Deputy Director Town and Country Planning Department (PlanningPermission),

Krishnagiri District –Denkanikottai Taluk -Kelamangalam Panchayat Union, Bairamangalam Village and

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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