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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025
Maruthandpalli

Date: 3/25/25 7:31 PM

From:

Village Panchayat

Maruthandapalli

To :

Mr H ASLAM BASHA AND THREE OTHERS S/o: HYDERSHAIB, 4/361-4, BAZZAR STREET, SHOOLAGIRI TOWN, SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.,Shoolagiri, Shoolagiri,Krishnagiri,635117

Online Application Number: GFC2T1AP

Sir/ Madam,

Sub :

Layout Approval -Reg

Ref :

Ref: 1 G.O.No: 138> Housing and Urban Development Department, Dated: 04.06.2004.
2 G.O.No: 141> Housing and Urban Development Department, Dated: 23.09.2020
3 G.O.No: 181> Housing and Urban Development Department, Dated 09.12.2020.
4 G.O.No: 141> Housing and Urban Development Department, Dated: 16.07.2022
5 Joint Director/ Deputy Director/ Assistant Director, Town and Country Planning Department (Planning Permission), Krishnagiri Roc No: GFC2T1AP/2025/TCP Dated: 14.02.2025.
6 Mr H ASLAM BASHA AND THREE OTHERS S/o: HYDERSHAIB, 4/361-4, BAZZAR STREET, SHOOLAGIRI TOWN, SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.,Shoolagiri, Shoolagiri,Krishnagiri,635117.

Body:

The application received as per ref (6) cited for seeking layout approval of Residential Layout to an extent of 5552.00Sq.m in the Land bearing S.F. No.369/2C,369/3A1A and 369/45- Maruthandpalli Village of Maruthandpalli Panchayat belonging to Shoolagiri Panchayat Union, and the technical clearance for the above said Layout has been given as L.P/D.D.T.C.P. (K.D) (SWP) No:10/2025. as per ref (5) cited.

Whereas the land bearing in S.F. No. 369/2C,369/3A1A and 369/45 to an extent of 5552.00 Sq.m which is partitioned into 01 to 22 plots may be regularized as per terms and conditioned mentioned below. Hence the regularization fees charged for the said plots were mentioned as detailed below.

S.No Plot No S.F. No Extension Sq.Mt Layout Regularisation Fees Inspection Fees Guideline Value Charges 3% for Land Valuue

1 01 to 22 369/2C, 369/3A1A, 369/45 5552.00Sq.m 22000 1000 5220

Conditions

1. Approval has been granted to the plots based on the Joint Director/ Deputy Director/ Assistant Director, Town and Country Planning Department (Planning Permission).
2. Plots, OSR Land, Road Formation should not be partitioned without the permission seeking from respective local body organization and Joint Director/ Deputy Director/ Assistant Director, Town and Country Planning Department (Planning Permission).
3. If it is found allegation in the said land or any cases pending in the said land the permission granted to the layout may be cancelled without any prior permission
4. If it is found that the documents produced for the above said layout is invalid or Fake permission granted to the layout may be cancelled without any prior permission.
5. Building plan should be obtained from respective panchayat before construction of any building in the above said plots.
6. If it is found that the certificated obtained regarding land and the documents produced for the approval of plots is fake technical clearance given the this plots may be cancelled without any prior information
7. Permission should be obtained from Respective Soil Test Department before construction of building in

Village

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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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.