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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2025-2026 **Date:** 3/30/26 3:07 PM

From:

Village Panchayat

Sevaganapalli

To :

M/S.Dra Realty Pvt Ltd And
M/S.Sevaganapalli Land Partners Represented by Nishant Ranka,
Registered office at 201A/202BA,
Queens Corner no.3,
Queens Road,
Bangalore-560001

Online Application Number: RJDVYJD1

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Hosur Panchayat Union –Sevaganapalli Panchayat - Sevaganapalli village - Acknowledging and Approving to an Total extent of 30416.00 sq.m (Or) 1.52 acre in the Land Bearing S.F.No 158/1C9A, 158/1C9B, 166/1,166/2B2, 166/3A,166/3B,166/3C, 166/3D, 166/3E1, 166/3E2, 166/3F, 167/2C,167/2D, 167/1G, 168/1B, 176/1B2D, 176/2B4A, 177/1A1A, 177/1A1B – Residential Plots: 1 to 130 (plot Extent : 17802.49 Sq.m) – Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District – Regarding Approval.

Ref :

1.Applicant RJDVYJD1 received through Single Window Portal from Mr. NISHANT RANKA Online Application Dated: 03.12.2025
2.District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on Dated: 17.12.2025
3.Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. RJDVYJD1/2026/TCP Dated: 13.01.2026
4.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6.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.
7.G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8.G.O.141, Housing and Urban Development Department, dated 23.09.2020

9.Government Letter No.13686/2017/LA1, Housing and Urban Development Department, dated 08.09.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.19799/2020 dated 24.12.2020
11.Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021
12.Circular from the Director of Town and Country Planning,Roc.No.320/2022/TCP3 dated 07.01.2022
13.G.O.(MS.)No: 180, Rural Development & Panchayat Raj Department ,
dated : 05.12.2024.
14.Demand payment Request letter dated 06.01.2026 (Requiring payment of Centage Charge).
15.Applicant Mr. NISHANT RANKA dated 06.01.2026 (Payment of Development & Centage Charge).
16.Applicant Mr. NISHANT RANKA Gift deed (Local Body) document no. 9188/2025 and 9196/2025

Body:

1. In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Hosur Panchayat Union, Sevaganapalli Panchayat – Sevaganapalli Village- and Approving to an extent of 30416.00 sq.m in the Land Bearing Sf.no. - 158/1C9A, 158/1C9B, 166/1,166/2B2, 166/3A,166/3B,166/3C, 166/3D, 166/3E1, 166/3E2, 166/3F, 167/2C,167/2D, 167/1G, 168/1B, 176/1B2D, 176/2B4A, 177/1A1A, 177/1A1B -Residential Plots : 1 to 130 (Plot extent: 17802.49 Sq.m) The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO.03/2026 & 02/2026 dated:13.01.2026 Subject to Special conditions and Technical clearance from the Local Authority.
2.Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Krishnagiri District, The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Local body, Public Space area of roads are donated to the Sevaganapalli Panchayat – Sevaganapalli village - with the document no: 9188/2025 and 9196/2025 registered at the Hosur Sub-Registrar Office.
3. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. RJDVYJD1/2026/TCP Dated:13.01.2026 .and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the abovementioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO. .03/2026 & 02/2026 dated:13.01.2026 Panchayat Planning permission No :03/2025 Date : 30.03.2026 All the Special conditions mentioned must be strictly followed.
1. Layout Approval Fee – Rs.523228 /- Dated.25 .03.2026
Therefore, Subject to Specific Conditions, Krishnagiri District, Hosur Panchayat Uni on, Sevaganapalli Panchayat – Sevaganapalli village - extent of 30416 Sq.m in the Land Bearing S.F.no 158/1C9A, 158/1C9B, 166/1,166/2B2, 166/3A,166/3B,166/3C, 166/3D, 166/3E1, 166/3E2, 166/3F, 167/2C,167/2D, 167/1G, 168/1B, 176/1B2D, 176/2B4A, 177/1A1A, 177/1A1B – Residential Plots.1 to 130 (plot extent:17802.49 sq.mt) It is hereby ordered to grant Approval for the above mentioned Residential Layout. Sevaganapalli PANCHAYAT RESOLUTION No. 10 date : 02.02.2026 at 11.00 am, the ordinary meeting of Sevaganapalli Panchayat Office. Details the actions taken in the meeting at that time are as follows.:Thiru.C.Venkatesan Panchayat Special officer Sevaganapalli Panchayat, Hosur Union, Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. RJDVYJD1/2026/TCP /TCP Dated. 13.01.2026 and Residential Layout Technical Clearance / Concurrence / Planning Permission was issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO: RJDVYJD1/2026/TCP Panchayat PLANNING PERMISSION NO: 03/2025 Date: 30.03.2026 is give subject to specific conditions.
Conditions:
1.Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
2.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
3.Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are not allowed.

4.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

5. Every plot deed registration should be accompanied by a copy of this layout approval map.

6.The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.

7.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes inland ownership.

8. Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted.

9. Town and country planning department given rules should follow with out any changes

10. As per your promissory bond terms condition given by you should follow with out any changes if you avoid any terms and condition with out any intimation we will cancel the given order

11. Road, OSR land and park land any encroachment and sales will be cancel the given order It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

12. Roads, parks and public Dravidian areas handed over to the local government by the owner of the land parcel should not be blocked by walls and should not cause any inconvenience to the public.

Special officer

Sevaganapalli Village Panchayat.

Copy to:

1.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate,

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2026.03.30 15:07:40

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.