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DIGITALLY VERIFIED RECORD

From:

Thirumurugan Grand Properties, Saroja & Athiappan,
83, Ranga Nagar, Suramangalam,
Salem – 636005.

To:

The Additional Director [TNRERA],
Tamilnadu Real Estate Regulatory Authority,
1st Floor, No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sub: Total Square Meter Clarification Reg.

Sir,

We have received DTCP Final Layout Order Approval No: 66/2024 on 23/09/2024 in Krisnagiri District, Hosur panchayat Union, Sevaganapalli Panchayat, SF.No: 134/1A1A, 1A4, 1B1, 2A, 2B, 135/4B1, 5A1, 5A4 and 5B1 with total Extent of 8.70 Acres (35206 Square Meters) Including Road, TANGEDCO, Local Body, Park and Saleable Plot Area. After completing all the works, we got the approval from Local Panchayat [Roc No:01/2024-25] from Sevaganapalli Village Panchayat President on 26/12/2024. Since the village panchayat president had mentioned the area as 24173.24 Square meter as it is the saleable area only excluding the OSR, Roads, Local body and TANGEDCO areas. So kindly revise the particulars of areas from DTCP approval and Village panchayat president approval and provide the approval as soon as possible. Thank you.

Your faithfully,

Date: 07/09/2025

Place: Salem,

For Thirumurugan Grand Properties

Managing Partner.

Layout Application - Final Approval Letter

Roc No: 01/2024-25

Date: 12/26/24 5:59 PM

From:

Village Panchayat

Sevaganapalli

To :

1. M/s. Thirumurugan Grand Properties,
2. A.Saroja and 3. N.Athiyappan
D.No.83, Ranga Nagar,
Bodinaickenpatti village, Suramangalam Post,
Salem.

Online Application Number: OOC7GSP0

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Hosur Panchayat Union – Sevaganapalli Panchayat - Acknowledging and Approving to an extent of 24173.24 Sq.m or 260104 sq.ft in the Land Bearing S.F.No.134/1A1A, 134/1A4, 134/1B1, 134/2A, 134/2B, 135/4B1, 135/5A1, 135/5A4, 135/5B1 to 189 Residential Plots – Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District - reg

Ref :

1. Applicant M/s.Thirumurugan Grand Properties, A.Saroja and N.Athiyappan - Online Application No. OOC7GSP0, Dated: 25.12.2024
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 21.08.2024

3. Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. OOC7GSP0/2024/TCP Dated: 23.09.2024

4. Applicant M/s.Thirumurugan Grand Properties Gift deed (Local Body) document no. 17221/2024/ date: 05.09.2024

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.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department ofMunicipal Administration and Water Supply dated 31.01.2020.

8. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
9. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
10. Government Letter No.13686/2017/LA1, Housing and Urban Development Department, dated 08.09.2017.

11. Circular from the Commissioner of Town and Country Planning, letter no.19799/2020 dated 24.12.2020

12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021
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 24.12.2024. (Requiring payment of Centage Charge).
15. Applicant M/s.Thirumurugan Grand Properties, A.Saroja and N.Athiyappan dated 25.05.2024 (Payment of Centage Charge)

Body:

Order,

1. In the Letter from the Deputy Director Town and Country Planning Department (PlanningPermission), Krishnagiri District, issued to Krishnagiri District, Hosur Panchayat Union, Sevaganapalli Village Panchayat, and Approving to an extent of 24173.24 Sq.m or 260104 sq.ft in the Land Bearing S.F.No.134/1A1A, 134/1A4, 134/1B1, 134/2A, 134/2B, 135/4B1, 135/5A1, 135/5A4, 135/5B1 to 189 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issuedto the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO. 66/2024 dated:20.09.2024 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 Village Panchayat with the document no: 17221/2024 Dated: 05.09.2024 registered at the Hosur Sub-RegistrarOffice.

1.Layout Approval Fee - Rs.459104/-, Dated.24.12.2024

Therefore, Subject to Specific Conditions, Krishnagiri District, Hosur Panchayat Union, Sevaganapalli Village Panchayat, extent of 24173.24 Sq.m or 260104 sq.ft in the Land Bearing S.F.No.134/1A1A, 134/1A4, 134/1B1, 134/2A, 134/2B, 135/4B1, 135/5A1, 135/5A4, 135/5B1 to 189 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No.OOC7GSP0/2024/TCP, Dated. 23.09.2024 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:66/2024 Assigned Planning permission (SWP) No 59/2024 All the Special conditions mentioned must be strictly followed.
2. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
3. The Details of the plots divided in the approved layout map shall not be altered without the permission of

and changes inland ownership.

9.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.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,
Sevaganapalli Village Panchayat.

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.12.26 17:59:11

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.