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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 0XPGBZHF/2025/TCP Date : 27/09/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The special officer
Kurugapatti Village and Singarapettai Panchayat
Uthangarai TK,
Krishnagiri District

Sir/ Madam,

Sub : Sub division –District Town and Country Planning Office, - Krishnagiri District –Uthangarai Taluk/ Panchayat union – Kurugapatti village and Singarapettai Panchayat – S.F.No 15/37 A -extent of 1528.00 sq.m (OR) 0.37 acre – Technical clearance issued – forwarded for further action –Reg.

Ref : 1. Applicant Mr R.Elanchelian, Asthamaptti, application Reference No 0XPGBZHF/2025 received through Single Window Portal from Dated:
16.07.2025
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.Joint Director I/C, Agricultural Department, Krishnagiri,Lr No E-1/5687/2025 Dt 17.07.2025
14. Payment of Centage charges and Development charges are requested on 23.09.2025
15.Payment of Centage charges and Development charges are received from the applicant on 06.10.2025
16 G.O.79, Housing and Urban Development Department, Dated: 04.05.2017

ORDER:

The application seeking planning permission for the proposed formation of Subdivision approval an extent of 1528. 00sq.m (or) 0.37
acre in the land bearing S.F.No 15/37A of Kurugapatti village and Singarapettai Panchayat Uthangarai Taluk / Panchayat Union of Krishnagari
District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was paid

of payment of charges such as Centage charges, Development charges and OSR charges vide reference 15th cited above, the technical
clearance is issued to the mentioned Subdivision subject to the following conditions.
The Technical Clearance is issued to the above Site is earmarked “A to C” and numbered is assigned as L.P/ D.T.C.P. (K.D) (SWP) No: 166/ 2025

ALLOTMENT DETAILS OF APPROVED SUBDIVISION PLAN

Site Extent : 0.37 Acre- 1528.00 Sq.m
No. of Plots : 6

1) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective
acts.
2) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued
shall be forwarded to this office for record.
3) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the
office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
4) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay
the requisite charges for making mutation in the Tamil Nilam / Collabland website.
5) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
SPECIAL CONDITIONS:
1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the
entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to
purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the
ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2) As envisaged under the “Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell
or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or
Part of it only after registering the real Estate project with the Real Estate Authority. The applicant has to comply the said provisions.

3) The local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges
before issuing the final approval as envisaged in Government Order under the reference 16 th cited above. The payment of charges shall be
made under the following head of account.
4) Head of Account
0217 Urban Development – 60 other Urban Development Schemes – 800 other Receipts-AS Receipts under Land use Conversion Charges- 227
non-Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

Assistant Director/Deputy Director i/c
District Town and country Planning
Krishnagiri District
Hosur

Enclosure
1.Subdivision map with condition

Copy to

1.R. Elanchelian

No 605/A2,
Thirumalirunsolai Appartment
Nagammal Thottam, Asthampatti
Asthampatti TK
Salem -DT

2. The Tahsildar (TamilNilam).
UThangarai,
Krishnagiri District

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.
Email id:contact.tnrera@tn.gov.in

4. The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Krishnagiri District-.

5. Sub Register,
Uthangarai Registrar Office,
Krishnagiri District-

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2292	15/07/2025
2	OSR Fee		
3	Centage Charges	2400.00	25/09/2025
4	Development Charges	3056.00	25/09/2025
5	Display Board Charges	11500.00	25/09/2025
6	Satellite town charge		
7	Sub Division Charge	3200.00	25/09/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Krishnagiri District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Krishnagiri
Date:2025.09.27 20:47:32

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.