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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26

Date: 11/18/25 5:11 PM

From:

Village Panchayat

Chennasandiram

To :

1. Mr. BHARATH JAGANATHAN
S/o. M.Jaganathan,
VHF Selva Farm – Development,
No.4/9, Vivekanandha Street,
Ambal Nagar,
Ekkattuthangal,
Guindy Industrial Estate,
Chennai – 600032.

2. V.Srinivasan (GPA)
S/o. Venkatasamy,
No. 9/13, Kadur, Nagamangalam,
Denkanikottai Tluk,
Krishnagiri DT.

Online Application Number: 7U9RD4R1

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Hosur Panchayat Union –Chennasandiram Panchayat - Kalasthipuram village - Acknowledging and Approving to an extent of 27250 Sq.m or 2.72.50 Hectare in the Land Bearing S.F.No. 47/1B, 49/2, 49/3, 49/6, 50/1A, 50/1B, 50/1C, 58/2A & 58/2B- -- Commercial Plots: 1 – 7, Residential Plots: 8 - 141 – Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District – Regarding Approval.

Ref :

1. Applicant Mr. V. Srinivasan (GPA) & Mr. BHARATH JAGANATHAN - Online Application No: 7U9RD4R1/2025/TCP Dated: 25.10.2025
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 13.10.2025

3. Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. 7U9RD4R1/2025/TCP Dated: 25.10.2025
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 16.07.2022.
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. Circular from the TNRERA – Tamil Nadu Real Estate Regulatory Authority Department, Roc N0: TNRERA/A3/1678/2025 Dated: 07.05.2025.

15. Demand payment Request letter dated 14.11.2025 (Requiring payment of Centage Charge).
16. Applicant Mr. V. Srinivasan (GPA) & Mr. BHARATH JAGANATHAN - dated 15.11.2025 (Payment of Development & Centage Charge).

17. Applicant Mr. V. Srinivasan (GPA) & Mr. BHARATH JAGANATHAN - Gift deed (Local Body) document no. 6699/2025 & 6704/2025 Date: 15.10.2025

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, Chennasandiram Village Panchayat, Kalasthipuram Village- and Approving to an extent of 27250 Sq.m or 2.72.50 Hectare in the Land Bearing S.F.No. 47/1B, 49/2, 49/3, 49/6, 50/1A, 50/1B, 50/1C, 58/2A & 58/2B - - Commercial Plots: 1 – 7, Residential Plots: 8 - 141 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. 188/2025, 76/2025 dated: 25.10.2025 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 Commercial Plots & 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 Commercial & Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, STP, necessary Street Lights, Water Supply Facilities i.e) OHT Tank, Borewell, Motors and Pipelines for each plots, has been provided as per the standards specified by the Local body, Public Space area of roads are donated to the Chennasandiram Panchayat - Kalasthipuram Village- with the document no: 6699/2025 & 6704/2025 Date: 15.10.2025 registered at the Bagalur Sub-Registrar Office.
3. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. 7U9RD4R1/2025/TCP Dated: 25.10.2025 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.188/2025 & 76/2025 Panchayat Planning permission ROC No: 01/2025-26 18.11.2025 All the Special conditions mentioned must be strictly

followed.

1.Layout Approval Fee - Rs. 856300/-, Dated. 15.11.2025

Therefore, Subject to Specific Conditions, Krishnagiri District, Hosur Panchayat Union, Chennasandiram Panchayat, Kalasthipuram Village- extent of 27250 Sq.m or 2.72.50 Hectare in the Land Bearing S.F.No. 47/1B, 49/2, 49/3, 49/6, 50/1A, 50/1B, 50/1C, 58/2A & 58/2B - - Commercial Plots: 1 – 7, Residential Plots: 8 - 141 It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Chennasandiram PANCHAYAT RESOLUTION No. 07 /2025, date : 06 .11.2025 at 11.30 am, the ordinary meeting of Chennasandiram Panchayat Office. Details if the actions taken in the meeting at that time are as follows. :Thiru. C. Venkatesan Panchayat Special officer Chennasandiram Panchayat, Hosur Union, Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. 7U9RD4R1/2025/TCP Dated: 25.10.2025 and Commercial Plots & Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO: 188/2025, 76/2025 AND Panchayat PLANNING PERMISSION ROC NO: 01/2025-26 18 .11.2025, Seeking approval of the Council to grant approval subject to specified 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.

14. In cases where sub-division falls within the expansion or development plan area, only one dwelling unit may be constructed on one plot in line with the scheme rules. Use of any plot at any time in a manner that alters the approved size or structure is not permitted.

15. If any amount is due in relation to this approval, it must be paid in full in a single instalment (Within 7 days time period).

16. As stated in the affidavit executed by you on 13.11.2025, all amenities such as roads, drinking water facility, street lighting, drainage, and a fully functional Sewage Treatment Plant (STP) must be made operational within the stipulated period before selling the plots. The STP should effectively treat wastewater, and the treated water must be reused for purposes such as watering street-side greenery, roadside pathway maintenance, and other non-potable uses, as committed in the project proposal. Failure to establish and operate these amenities, including the STP and its reuse system, will empower the local administration to withdraw the approval without prior notice.

17. Construction of buildings in the sub-division should begin only after obtaining blue plan approval from the Village Panchayat.

18. If the documents submitted regarding land ownership are found to be incorrect or forged, the approval granted for the plot will be revoked by the Village Panchayat President/Special Officer as per the affidavit provided by you Stamp Paper No: DD 590495 dated 13.11.2025, for Rs.100/-, without any prior notice.

19. Any individual who wishes to purchase the property must independently verify the applicant's ownership rights over the property. If any other person claims ownership, it should be resolved before a competent court. The Urban Planning and Local Administration Department is not the competent authority to decide such matters.

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

Special officer
Chennasandiram Village Panchayat.

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

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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.