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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02LA /2024-2025
23.08.2024

Date: 8/24/24 2:43 PM

From:

Village Panchayat

Arasakuppam

To :

Mr Bobba sai ranga praneeth and Mr Bobba venkateshwara rao,
D no. 40-25-18/1, Netaji street,
Patamata lanka, Vijayawada(Urban),
Venkateshwarapuram, Krishna,
Andhra Pradesh – 520 010

Online Application Number: Z4ZZO5HU

Sir/ Madam,

Sub :

Residential Layout –District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Denkanikottai taluk- Thally
panchayat union – Arasakuppam village and panchayat - S.F No.220/1, 220/2, 221/1 – Extent of 13725. 00Sq.m – Administrative
sanction issued Reg

Ref :

1) Application Reference No. Z4ZZO5HU received through Single Window Portal from Joint Director / Deputy Director / Assistant Director
Krishnagiri,639 001
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) 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.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, chennai (Circular)
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc.No. E1/7073/2023 Dated: 30.08.2023 of Joint Director of Agriculture Department, Krishnagiri District.
13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Road Pattern plan approved by the Director of town and country planning, Chennai, Dated: 22.02.2024.
16) Gift deed Documents no 2469/2024 and 2470/2024 Uploaded by the Applicant.
17) Payment of Centage charges received from the applicant respectively on 19.03.2024
18. payments of local body demand paid on 10.08.2024.
19. payments of 3%of market value of land conversion charges paid head of account (IFHRMS code 0217-60-800-AS-22709)

Body:

ORDER:
The application seeking administrative sanction(final approval) for the proposed formation of Residential layout to an extent of 13725.00 Sq.m in the
land bearing
Sf no. 220/1, 220/2, 221/1 at Arasakuppam village and panchayat, Thally panchayat union, Denkanikottai taluk, Krishnagiri District
was
processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was
directed to
handover the portion of land earmarked for roads, pubic purposes meant for local body and TANGEDCO vide reference 15th cited
above. On
receipt of gift deeds vide reference 16th cited above and on receipt of payment of charges such as Centage charges vide

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.08.24 14:43:55

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

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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.