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Layout Application - Final Approval Letter

Roc No: Roc No. 01/2026/SivampattiPts,

Date: 7/25/26 11:41 AM

From:

Village Panchayat

Sivampatti

To :

1. PUSHPAK
2. PRASANNAKUMAR,
Raja Street, Bataraalli,
Mathur, Pochampalli Taluk,
Krishnagiri District – 635 203

Online Application Number: QFZ5C0BM

Sir/ Madam,

Sub :

Residential Layout– District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Bargur Taluk – Mathur Panchayat Union – Sivampatti Village and Panchayat - S.F No.686/2B1A1, 688/3A1A & 688/3A3 – Extent 6383.00 Sq.m – Technical sanction issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1) Application Reference No. QFZ5C0BM received through Single Window Portal from Mr PUSHPAK AND PRASANAKUMAR M Dt.10.03.2026.
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. E1/1950/2026, Dated:12.03.2026 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 District Town and Country Planning Office, Krishnagiri Dated: 18.03.2026.
16) Gift deed Document no 1678/2026 & 1679/2026 Uploaded by the Applicant Mr PUSHPAK AND PRASANAKUMAR M.
17) OSR Charges, Centage charges & Development charges have been paid by the applicant on 07.04.2026, 16.04.2026.
18) The Joint Director / Deputy Director / Assistant DirectorTown and Country Planning Department Letter No QFZ5C0BM/2026/TCP date: 17.04.2026.

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Mathur Panchayat Union, Sivampatti Village Panchayat, and Approving to an extent of 6383.00 Sq.m in the Land Bearing S.F No.686/2B1A1, 688/3A1A & 688/3A3 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows L.P/D.D.T.C.P. (K.D) (SWP) No: 94/2026. Subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant 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 Localbody, Public Space area of roads are donated to the Sivampatti Village Panchayat with the document no: 1679/2026 dated: 01.04.2026 sub registered at the Pochampalli Registrar Office.

3. According to the ordinance in Reference No.7,

Layout Approval Fee - Rs.1,94,491/- Transaction ID : 11000374820870, Dated. 24.07.2026.

Therefore, Subject to Specific Conditions, Krishnagiri District, Mathur Panchayat Union, Sivampatti Village Panchayat , extent of 6383.00 Sq.m in the Land Bearing S.F No.686/2B1A1, 688/3A1A & 688/3A3 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 0.63.83 Hec (or) 6383.00 Sq.m

No. of Plots : 39 (1-39)

Gifted over to Local Body :

Layout Road : 1912.35 Sq.m

Public Purpose : 24.80 Sq.m - 0.55%

Gifted over to TANGEDCO :

TANGEDCO Purpose : 35.60 Sq.m - 0.79%

As cited in Ref. 17, the Applicant has paid OSR fees Rs. 2,86,119/-

Conditions :

1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. QFZ5C0BM/2026/TCP, Dated. 17.04.2026 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the

obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. 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.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations 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 localbody is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

Special Officer/Block Development Officer(VP),
Sivampatti Village Panchayat.

To.
1. PUSHPAK
2. PRASANNAKUMAR,
Raja Street, Bataraalli,
Mathur, Pochampalli Taluk,
Krishnagiri District – 635 203

Copy to :
1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2. Pochampalli Registrar, Pochampalli Registrar Office, Krishnagiri District.
3. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Krishnagiri.
4. The Assistant Director, Department of Land Survey and Records, Krishnagiri District.
5. Block Development Officer (VP), Mathur Panchayat Union, Sivampatti, Krishnagiri.
6. Panchayat Secretary, Sivampatti Panchayat Office, Mathur Panchayat Union. Sivampatti PANCHAYAT RESOLUTION No. 1/2026/SivampattiPts, On 24.07.2026, Friday at 11.00 am, the ordinary meeting of Sivampatti Panchayat members was held in the Block Development Office. Details if the actions taken in the meeting at that time are as follows. Chairman : Thiru.A.Umasankar, Special Officer/Block Development Officer (VP), Sivampatti and Zonal Deputy Block Development Officer (zone 2) Including Panchayat Secretary. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. QFZ5C0BM/2026/TCP, Dated.17.04.2026 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows follows L.P/D.D.T.C.P. (K.D) (SWP) No: 94/2026. AND PLANNING PERMISSION NO: 01/2026/SivampattiPts, Seeking approval of the Council to grant approval subject to specified conditions.
Resolution: Roc No. 01/2026/SivampattiPts, Resolution Number 05 Dated. 24.07.2026, Sivampatti Village Panchayat, is granted unanimously.

Village

Signature valid
Signed by: Village Panchayat President
Location:Krishnagiri
Date:2026.07.25 11:41:02

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
+91 9996 12 9996

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.