

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 185/2025/A3

Date: 6/17/25 6:59 PM

From:

Executive officer

36,Panchayat Office Street,Denkanikottai,Denkanikottai(Tk),Krishnagiri(Dt),635107

To :

D.TipuNazeer Ahmed, 28, Asath Street, Denkanikottai, Krishnagiri District.

Online Application Number:

SIUBTGG7

Sir/ Madam,

Sub :

Residential Sub-division - Krishnagiri District, Denkanikottai Taluk, Denkanikottai Town Panchayat, Denkanikottai Ward No.02, Ambedkar Nagar, S.No.216/1B2of 0.19.53hectare or 1953 sq.m. Residential planning approval has been granted for the proposed residential Sub division in the area. Regarding final approval by Denkanikottai Town Panchayat

Ref :

- 1 D.TipuNazeer Ahmed, 28, Asath Street, Denkanikottai, Krishnagiri District theirs (Online) Application No. SIUBTGG7, Dated:15.05.2025
- 2 Proceeding of Krishnagiri District Deputy Director of Town and Country Planning Roc No. SIUBTGG7/2025/TCP Dt:15.05.2025
- 3Denkanikottai Town Panchayat Resolution No.547/2025, Date:28.05.2025
- 4 Other Relating Documents.

Body:

Krishnagiri District, Denkanikottai Taluk, Denkanikottai Town Panchayat, Denkanikottai, Ward No.02, Ambedkar Nagar, S.No.216/1B2of 0.19.53hectare or 1953sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the area. Mr.D.TipuNazeer Ahmed, 28, Asath Street,Denkanikottai, KrishnagiriDistricttheirs (Online) Application No.SIUBTGG7, Dated: 15.05.2025applied through the website, and according to the letter of the Deputy Director of Urban Development, District Urban Development Office, Krishnagiri, they were informed to hand over the land belonging to the Town Panchayat through the settlement

documents. Documents have been handed over to the Town Panchayat. Based on that, in the letter of

Deputy Director of Krishnagiri Urban Development Ward No.02, Ambedkar Nagar, S.No.216/1B2of

0.19.53hectare or 1953sq.m. Technical ApprovalNo.SWP/DTCP/KRISHNAGIRI/LAYOUT APPROVAL

N0:02/2025-2026has been given for dividing the plot into 8 plots in the area, and the road and public

allotment have been handed over to the Denkanikottai Town Panchayat in this plot. Council Resolution

No.547/2025, Dt:28.05.2025 to grant final approval for subdivision. Accordingly, the petitioner was directed

to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final

approval is decreed for the plot subject to the following conditions for which the above technical approval

has been given.

Conditions

1. Final approval is granted subject to special conditions and plot conditions as found in Annexure.

21. All the Conditions should be followed as per order of Roc No.SIUBTGG7/2025/TCP,
Dated on 15.05.2025 of Deputy Director of Krishnagiri District Town and Country Planning.

Executive officer



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](#)



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

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

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

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



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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