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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. DEEO3N0M /2025/TCP Date : 24/05/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

Special officer
Kurugapatti village and
Singarapettai panchayat
Uthangarai Panchayat union
Uthangarai TK

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office-Krishnagiri District –Uthangarai Taluk/ Panchayat union – Kurugapatti village and Singarapettai Panchayat – S.F.No 44/2A1,44/2A2,44/2A3A - an extent of 8773.00 sq.m (Or) 2.16 1/2 acre – Technical clearance issued – forwarded for further action –Reg.

Ref : 1) Applicant R.Ragupathi , Karakuppam village application Reference No DEEO3N0M /2025 received through Single Window Portal from Dated:
25.03.2025
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) Road Pattern plan approved by the District Town and Country Planning Office, Krishnagiri Dated:02.05.2025
14) Gift deed Document no 3364/2025 and 3366/2025 Dated 06.05.2025 Uploaded by the Applicant Mr.R.Ragupathi
15) Deputy Director, Agricultural Department,Krishnagiri Lr No K.Dis.E1/1840/2025 Dated 05.03.2025
16) Block Development officer,Uthangarai Panchayat union Lr NO 4067/2024 A2 Dt 13.09.024
17) Tahsidar ,Uthangarai Taluk,Lr No 1462/2025A3 Dated 08.04.2025
18) Payment of Centage charges and Development charges are requested on 09.05.2025
19) Payment of Centage charges and Development charges are received from the applicant on 23.05.2025
20). G.O.No.79, Housing and Urban Development Dated: 04.05.2017.

ORDER:

The application seeking planning permission for the proposed formation of Residential layout the land bearing S.F.no 44/2A1,44/2A2 and 44/2A3A

an extent of 8773.00.00 sq.m (Or) 2.16 1/2 acre of Kurugapatti village and Singarapettai Panchayat Uthangarai Taluk / Panchayat Union of 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 13th cited above.
On receipt of gift deeds vide reference 14th cited above and on receipt of payment of charges such as Centage charges, Development charges vide
reference 19th cited above, the technical clearance is issued to the mentioned layout subject to the following conditions.
The Technical Clearance is issued to the above-mentioned layout and the number is assigned as L.P/ D.T.C.P. (K.D) (SWP) No:91/ 2025 and

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 2.16 ½ Acre- 8773.00 Sq.m
No. of Plots : 45
Gifted over to Local Body
Park : 699.42 Sq.m 10.74%
Layout Road : 2257.96 Sq.m
Public Purpose : 46.07 Sq.m 0.71%
TANGEDCO Purpose : 40.19 Sq.m 0.71%

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) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body
concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure
like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners/ developers, the
local bodies shall ensure the quality of the works done by the owners/ developer's Reasonable period to be prescribed for up keep / maintenance of the
roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots
developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 5th, 7th, 8th and
12th cited above.
3) The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body

and TANGEDCO are properly carried out and transferred in favour of the local body / TANGEDCO concerned before issuing the final approval.

4) 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.

5) 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 20th cited above. The payment of charges shall be made under the
following head of account.

6) 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.Layout map with condition

Copy to

1.Mr. R. Ragupathi (GPA Holder),
S/o. Mr. Rajendiran,
2/257, Karakuppam Village,
Emakkal Natham Post,
Bargur Taluk,
Krishnagiri District

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,
Uthangarai
Krishnagiri District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13160	25/03/2025
2	OSR Fee		
3	Centage Charges	13800.00	23/05/2025
4	Development Charges	17550.00	23/05/2025
5	Display Board Charges	11500.00	23/05/2025
6	Satellite town charge		
7	Sub Division Charge	18400.00	23/05/2025

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:2025.05.24 14:21:59

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.