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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. H4Z2RDNS/2025/TCP Date : 22/09/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

Special officer
Perumalkuppam village and
Padapalli panchayat
Uthangarai Panchayat union
Hosur

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, - Krishnagiri District –Uthangarai Taluk/ Panchayat union – Perumalkuppam village and Padapalli Panchayat – S.F.No 64/1A2 an extent of 7288.00 sq.m (Or) 1.80 acre – Technical clearance issued – forwarded for further action –Reg.

Ref : 1) Applicant Thiru S.Vijiyan,Mampatti village ,Harur application Reference No H4Z2RDNS/2025 received through Single Window Portal from Dated:
16.07.2025
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) Deputy Director,Agricultural department,Krishnagiri Lr No 1/5688/2025 dated 17.07.2025
14) Road Pattern plan approved by the District Town and Country Planning Office, Krishnagiri Dated:08.08.2025
15) Gift deed Document no 6342/2025 Dated 26.08.2025 Uploaded by the Applicant S.Vijayan on 01.09.2025
16) Payment of Centage charges and Development charges are requested on 15.09.2025
17) Payment of Centage charges and Development charges are received from the applicant on 22.09.2025
18) GO MS No 79 Housing and Urban Development Department, Dated: 04.05.2017.

ORDER:
The application seeking planning permission for the proposed formation of Residential layout the land bearing S.F.no 64/1A2 an extent of 7288.00
sq.m (Or) 1.80 acre of Perumalkuppam village and Padapalli 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 14th cited above.
On receipt of gift deeds vide reference 15th cited above and on receipt of payment of charges such as Centage charges, Development charges and OSR
charges vide reference 17th 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/ H.N.T.D.A. (K.D) (SWP) No:162/ 2025

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 1.80 Acre or 7288.00 Sq.m
No. of Plots : 34
Gifted over to Local Body
Layout Road : 1881.99 Sq.m
Public Purpose : 38.40 Sq.m 0.71%
TANGEDCO Purpose : 43.19 Sq.m 0.79%

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 18th 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. S.Vijayan .
No. 2/152, Mampatty village
Harur-Tk
Dharmapuri -DT -636902

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	10932	16/07/2025
2	OSR Fee		
3	Centage Charges	11100.00	22/09/2025
4	Development Charges	14576.00	22/09/2025
5	Display Board Charges	11500.00	22/09/2025
6	Satellite town charge		
7	Sub Division Charge	14800.00	22/09/2025

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:2025.09.22 18:59:09

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.