Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2024-2025

Date: 12/19/24 6:38 PM

From:

Village Panchayat

CHANDAPURAM

To :

Mr.N.Rathinam and
Mr.C.Vinoth,S/O Nagarajan
No.375/2, Mittahalli Post
Krishnagiri Taluk,
Krishnagiri.

Online Application Number: J9FY7HBJ

Sir/ Madam,

Sub :

Residential Layout-Krishnagiri District-KaveripattinamPanchayat Union –Santhapuram Panchayatand Village - Acknowledging and Approving to an extent of 4881.00Sq.m in the Land Bearing Kaveripattinam Village-1 S.F.No 196/2C1A and Kaveripattinam Village-2 S.F.No 204/1A1B to 24 Residential Plots - Technical Clearance issued by Town and Country Planning Department - Final Approval issued - Reg.

Ref :

1.Applicants Mr.N.Rathinam & Mr.C.Vinoth, Reference No.J9FY7HBJ,received through Single Window Portal from Dated: 22.07.2024.
2.District Town and country planning Office, Krishnagiri District Letter No. J9FY7HBJ. (Road pattern issued on dated: 26.07.2024)
3.Joint Director Agriculture Department, Krishnagiri District, Letter No.E-1/4773/2024, Dated: 27.06.2024.
4.Circular from the Director of Town and Country Planning, Roc No 13686/ 2017/TLA1, Dated: 08.09.2017.
5.Applicants Mr.N.Rathinam & Mr.C.Vinoth Letter Dated: 01.08.2024.(Gift deed document No.3112/2024,3113/2024 dated:30.07.2024).
6.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
9.G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10.G.O.141, Housing and Urban Development Department, dated 23.09.2020.

11.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, letter Roc.no.4367/2019/TCP2 dated 14.10.2019.
13.Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
14.Circular from the Director of Town and Country Planning, Roc.No.19799/2019 dated 24.12.2020.
15.Deputy Director, Town and Country Planning, Krishnagiri District Roc.No. J9FY7HBJ/2024/TCPDated: 07.08.2024.
16.Payment of local body Layout Approval Demand fees received from the applicant on 18.12.2024.
17.Santhapuram Panchayat Resolution No.02/18.12.2024.

Body:

In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission),Krishnagiri District, issued to Krishnagiri District, Kaveripattinam Panchayat Union,Santhapuram Village Panchayat, Approving to an extent of 4881.00Sq.m in the Land Bearing S.F.No 196/2C1A Kaveripattinam Village-1 and Kaveripattinam Village-2 S.F.No 204/1A1B to 24 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:126/2024 Subject to Special conditions and Technical clearance from the Local Authority.

There fore, Subject to Specific Conditions, Krishnagiri District, Kaveripattinam Panchayat Union,Santhapuram Village Panchayat, extent of 4881.00Sq.m in the Land Bearing S.F.No 196/2C1A Kaveripattinam Village-1 and Kaveripattinam Village-2 S.F.No 204/1A1B to 24 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1.Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department Roc.No. J9FY7HBJ/2024/TCP, Dated:07.08.2024 and Residential Layout 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:126/2024.Planning permission No.2/2024 All the Special conditions mentioned must be strictly followed.
2.Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
3.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4.Approved layout Plots should be used for construction of house only. No dangerous or 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 local body is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,
Santhapuram Village Panchayat.

Copy to :

1.Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2.Kaveripattinam Sub-Registrar, Kaveripattinam Sub-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), Kaveripattinam Panchayat Union, Kaveripattinam.

தமிழ்நாடு அரசு
வாய்மையே வெல்லும்

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

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.