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

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 3CZ402R3/2025/TCP Date : 05/08/2025

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

1. Special officer,
Thiyagarasanapalli village panchayat,
Krishnagiri District.

2. Special officer,
Samanapalli village panchayat,
Krishnagiri District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Shoolagiri taluk - Shoolagiri panchayat union – Samanapalli village and panchayat - S.F No.67/2B1B, 2B2, 3D, 68/2C and Thiyagarasanapalli village – Sf no. 42/1, 3 – Extent of 9315.00Sq.m – Technical sanction issued – forwarded for further action - Reg.

Ref : 1) Application Reference No. 3CZ402R3 received through Single Window Portal from Mr J DHANDAPANI, Dt.14.06.2025.
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. E1/2899/2025 Dated: 09.04.2025 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: 26.06.2025.
16) Gift deed Documents no 4898/2025 Uploaded by the Applicant.
17) Payment of OSR charges and Centage charges received from the applicant respectively on Dt.24.07.2025 and Dt.05.08.2025.
18) District Collector, Krishnagiri District, Proceedings No.26127/2024/J2, Dt.25.01.2025 (Wet land NOC).
19) Road certificate issued by Tahsildar, Shoolagiri, Roc no.1398/2025/A2, Dt.24.05.2025.
20) Road certificate issued by Block Development Officer, Shoolagiri, Roc no.1310/2025/E4, Dt.25.04.2025.

ORDER:
The application seeking technical sanction for the proposed formation of Residential layout to an extent of

9315.00 Sq.m in the land bearing Sf no. 67/2B1B, 2B2, 3D,
68/2C at Samanapalli village and panchayat and Sf no. 42/1, 3, Thiyagarasanapalli village and panchayat, Shoolagiri panchayat union, Shoolagiri taluk, 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 15th cited above. On receipt of gift deeds vide reference 16th
cited above and on receipt of payment of charges such as Centage charges vide reference 17th cited above, the technical sanction is issued to the mentioned layout
subject to the following conditions.

1) The Technical sanction is issued to the abovementioned layout and the number is assigned as L.P/D.D.T.C.P. (K.D) (SWP) No: 138/2025.
2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3) 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.
4) 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.
5) 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.
6) 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 6th,8th, 9th and 14th 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) If the layout is located in an area other than planning area, 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 3rd cited above. The payment of charges shall be
made under the following head of account.
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)

6) 16th cited gift deed original to be handed over to local body by the applicant.
7) The fees / charges collected from the applicant are as follows.

Scrutiny Fee	: Rs.14916/-, Dt.14.06.2025
OSR charges	: Rs.748110/-, Dt.24.07.2025
Centage Charges	: Rs.16500/-, Dt.05.08.2025
Display board charges	: Rs.11500/-, Dt.05.08.2025
Development charges	: Rs.18630/-, Dt.05.08.2025
Sub-Division charges	: Rs.22000/-, Dt.05.08.2025

Copy to
Mr J Dhandapani,
D no.2/19, Main road,
Devapandalam,
Sankarapuram taluk,
Kallakuruchi District – 606402.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14916	14/06/2025
2	OSR Fee		
3	Centage Charges	16500.00	05/08/2025
4	Development Charges	18630.00	05/08/2025
5	Display Board Charges	11500.00	05/08/2025
6	Satellite town charge		
7	Sub Division Charge	22000.00	05/08/2025

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:2025.08.05 21:16:21

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.