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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026

Date: 12/16/25 9:54 PM

From:

Village Panchayat

Noganoor

To :

Ms Swarna Five Properties And Developers and Others
No.09, Samrudhi Nilaya, S V M School Road, Maruthi Layout,
Anekal, Bangaluru, Denkanikottai,
Krishnagiri-635107.

Online Application Number: T2UB5WAQ

Sir/ Madam,

Sub :

Residential Layout - Krishnagiri District - Thally Panchayat Union – Noganoor Panchayat and Village - Acknowledging and Approving to an extent of 36202 Sq.m in the Land Bearing S.F No.767, 769/1.2, 772/1, 773, 774, 776/1B, 776/2A2, 776/2B, 777/1B, 777/2 Noganoor Village 1 to 186 Residential Plots - Technical Clearance issued by Town and Country Planning Department - Final Approval issued – Reg.

Ref :

1.Applicants Ms Swarna Five Properties And Developers and Others Reference No.T2UB5WAQ received through Single Window Portal, Dated: 14.03.2025.
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. E1/0297/2024 Dated: 09.01.2025 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: 16.04.2025.
16.Gift deed Documents no 4004/2025 and 4006/2025 Uploaded by the Applicant.
17.Payment of local body Layout Approval Demand fees received from the applicant on 11.12.2025.

Body:

In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Thally Panchayat Union, Noganoor Village Panchayat, Approving to an extent of 36202 Sq.m in the Land Bearing S.F No.767, 769/1.2, 772/1, 773, 774, 776/1B, 776/2A2, 776/2B, 777/1B, 777/2. Noganoor Village 1 to 186 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:76/2025 Subject to Special conditions and Technical clearance from the Local Authority. Therefore, Subject to Specific Conditions, Krishnagiri District, Thally Panchayat Union, Noganoor Village Panchayat, extent of 36202 Sq.m in the Land Bearing S.F No.767, 769/1.2, 772/1, 773, 774, 776/1B, 776/2A2, 776/2B, 777/1B, 777/2 Noganoor Village 1 to 186 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. T2UB5WAQ/2025/TCP, Dated: 08.05.2025 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:76/2025. Planning permission No.1/2025 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.
Special Officer,
Noganoor Village Panchayat.
Copy to:
1.Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, krishnagiri.
2.Thally Sub-Registrar, Thally 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), Thally Panchayat Union, Thally.
6.Panchayat Secretary, Noganoor Panchayat Office, Thally Panchayat Union. Noganoor Reference No.T2UB5WAQ/2025/TCP, Dated.08.05.2025 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:76/2025 and Planning Permission No:01/2025, Seeking approval of the Council to grant approval subject to specified conditions.

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2025.12.16 21:54:30

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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