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: 426/2024/A3 Date: 2/4/25 5:35 PM

From:

Executive officer

36,Panchayat Office Street,Denkanikottai,Denkanikottai(Tk),Krishnagiri(Dt),635107

To :

K.Ramamurthy and Five Others, 461/1A, 18th Cross, 24th Main, 2nd Sector HSR Layout, Bangalore

Online Application Number: 1UEIDSR2

Sir/ Madam,

Sub :

Residential Layout - Krishnagiri District, Denkanikottai Taluk, Denkanikottai Town Panchayat, Denkanikottai Ward No.16, High School Road, S.No.1051/6, 1051/7, 1053/1C, 1055, 1056, 1058/2A & 689/2B of 1.93.80 hectare or 19380 sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Denkanikottai Town Panchayat

Ref :

1 Mr. K.Ramamurthy and Five others, 461/1A, 18th Cross, 24th Main, 2nd Sector HSR Layout, Bangalore theirs (Online) Application No. 1UEIDSR2, Dated: 20.12.2024
2 Proceeding of Krishnagiri District Deputy Director of Town and Country Planning Roc No. 1UEIDSR2/2024/TCP Dt:20.12.2024
3 Gift deed to Denkanikottai Town Panchayat as Register No.12518/2024, Dt:04.12.2024 at Denkanikottai Register Office
4 Denkanikottai Town Panchayat Resolution No.480/2024, Date:30.12.2024
5 Other Relating Documents

Body:

Order
Krishnagiri District, Denkanikottai Taluk, Denkanikottai Town Panchayat, Denkanikottai, Ward No.16, High School Road, S.No. 1051/6, 1051/7, 1053/1C, 1055, 1056, 1058/2A & 689/2B of 1.93.80 hectare or 19380 sq.m. The applicant sought permission from the Town Panchayat to

set up a plot in the area. Mr.K.Ramamurthy and Five others, 461/1A, 18th Cross, 24th Main, 2nd Sector HSR Layout, Bangalore theirs (Online) Application No. 1UEIDSR2, Dated: 20.12.2024 applied through the website, and according to the letter of the Deputy Director of Urban Development, District Urban Development Office, Krishnagiri, they were informed to hand over the land belonging to the Town Panchayat through the settlement documents. Documents have been handed over to the Town Panchayat. Based on that, in the letter of Deputy Director of Krishnagiri Urban Development Ward No.16, High School Road, S.No. 1051/6, 1051/7, 1053/1C, 1055, 1056, 1058/2A & 689/2B of 1.93.80 hectare or 19380 sq.m. Technical Approval No.SWP/DTCP/KRISHNAGIRI/LAYOUT APPROVAL N0: 03/2025 has been given for dividing the plot into 106 plots in the area, and the road and public allotment have been handed over to the Denkanikottai Town Panchayat in this plot. Council Resolution No.480/2024, Dt:30.12.2024 to grant final approval for subdivision. Accordingly, the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given.

Conditions

1. Final approval is granted subject to special conditions and plot conditions as found in Annexure.

2. Any land owned by the Municipal Corporation and other Government Departments shall not be include in

consideration are found to be incorrect or if there is any situation that may affect the technical approval for this plot, the technical approval given to this plot will be cancelled by the Director of Urban Development without any prior notice.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Krishnagiri
Date:2025.02.04 17:35:07

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.