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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. 2SNAZOOL/2024/TCP Date : 23/02/2024

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The panchayat President,
Kuruvinayanapalli panchayat
Krishnagiri district.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Bargur taluk- Bargur panchayat union – Kuruvinayanapalli village and panchayat - S.F No.198/1A – Extent of 16872.00Sq.m – Technical sanction issued – forwarded for further action –Reg.

Ref : 1) Application Reference No. 2SNAZOOL received through Single Window Portal from Mr EK Sanjeevan and other.
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. E1/10204/2023 Dated: 27.12.2023 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: 14.02.2024.
16) Gift deed Documents no 653/2024 Uploaded by the Applicant.
17) Payment of Centage charges received from the applicant respectively on 21.02.2024

ORDER:

The application seeking technical sanction for the proposed formation of Residential layout to an extent of 16872.00 Sq.m in the land bearing Sf no. 198/1A at Kuruvinayanapalli village and panchayat, Bargur panchayat union, Bargur 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: 26/2024.
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.25308/-
Centage Charges : Rs.28500/-
Display board charges :Rs.11500/-

Copy to
Mr EK Sanjeevan and other,
#3-73, Salinayanapalli,
Emakkal natham,
Krishnagiri Dt – 635 104.
Mob:9443816073.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	25308	19/01/2024
2	OSR Fee		
3	Centage Charges	28500.00	21/02/2024
4	Development Charges		
5	Display Board Charges	11500.00	21/02/2024
6	Satellite town charge		

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:2024.02.23 10:18:24

Town and Country Planning Department

Krishnagiri,639 001

(Road Pattern)

ROC No. 2SNAZOOL/2024/TCP Date : 2/14/24 7:21 PM

To

E K SANJEEVAN AND OTHER,Krishnagiri,Bargur,Emakkalantham,S/O.Konachetty D.no-3/73 . Emakal natham Salinayanapalli Bargur Taluk Andkrishnagiri District,635104

Sir/ Madam,

Sub

Layout-DTCP -Sf no. 198/1A- Guruvinayanapalli Village- Bargur Panchayat Union - Bargur Taluk - Krishnagiri District - Extent of site 16872.00Sqm - Layout Road Pattern approval reg.

Ref: 1.The layout proposal received through online vide reference dated 19.01.2024 2.DTCP circular no. 24282/2005LA2 dated 04/05/2006 3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020 4.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020 5.DTCP Circular no.19799/2020/T dated 24/12/2020

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarkedas roads and parks in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads, open space reservation and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover the road space, park area and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, park area and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Signature valid

Signed by: Deputy Director
Location:Krishnagiri
Date:2024.02.14 19:21:16

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.