Layout Application - Final Approval Letter

Roc No: 01/2025

Date: 2/18/26 12:31 PM

From:

Village Panchayat

Nagamangalam

To :

Fission Realty Limited Liability Partnership,
SF No.11/1A2B,86/2,87/1
Nagamangalam Village & Panchayat, Denkanikottai taluk
Krishnagiri

Online Application Number: RLAI9165

Sir/ Madam,

Sub :

Residential Layout - Office of the Deputy Director of town and country planning, Krishnagiri District - Krishnagiri District, Denkanikottai Taluk, Kelamangalam Panchayat Union, Nagamangalam Panchayat & Village S.F.No. 11/1A2B, 86/2 and 87/1 - Extent of 20306.00 sqm – Planning Permission issued – Forwarded for Further action.

Ref :

1. Application Reference No. RLAI9165 Received through Single Window Portal from Fission Realty Limited Liability Partnership, Dated: 06.11.2025
2. Road Pattern plan approved by the Director Town and Country Planning, Chennai, Letter No. RLAI9165, Dated: 25.11.2025.
3. Applicant Fission Realty Limited Liability Partnership, (Local Body) Document no. 19799 / 2020, Dated: 24.12.2020).
4. Circular from the Director of Town and Country Planning Roc.No. RLAI9165/2025/TCP, Dated: 09/12/2025.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.No.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.
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. Government Letter No. 19113/ Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, Letter no.

13686/2017/LA1, Dated: 08.09.2017.
12. Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular).
13. Letter Roc. No. 4367/2019/TCP2 Dated: 14.10.2019 of Director of Town and Country Planning, Chennai (Circular).
14. Applicant Fission Realty Limited Liability Partnership, Request Letter Dated 05.12.2025, (Payment of Centage Charge).
15. Payment of Centage Charges Received From the Applicant Respectively on 19.12.2025.

Body:

1. In the Letter From the Deputy Director Town and Country Planning Department (PlanningPermission), Krishnagiri District, Denkanikottai Taluk, Kelamangalam Panchayat Union, Nagamangalam Panchayat & Village S.F.No. 11/1A2B, 86/2 and 87/1 - Extent of 20306.00 sqm, the Land Bearing Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is Issued to the Above Mentioned Layout and the Approval Number is Assigned as Follows SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO. L.P/D.D.T.C.P. (K.D) (SWP) No:217/2025, Subject to Special conditions and Technical Clearance From the Local Authority.
2. Received with Letter From the Deputy Director of District Town and Country Planning Department (Planning Permission), Krishnagiri District, The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After Scrutinizing the Documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has Laid Roads as indicated on the Map and Other Amenities like Storm Water Drains, Water Supply Facilities, Necessary Street Lights has been Provided as Per the Standards Specified by the Localbody, Public Space area of Roads are Donated to the Nagamangalam Panchayat & Village with the document no: 5515/2025 Dated: 03/12/2025 registered at the Kelamangalam Sub-RegistrarOffice.
3. Layout Approval Fee - Rs.107000/- Transaction ID :11000350468044, Dated.17.02.2026.
4. Therefore, Subject to Specific Conditions, Krishnagiri District, Kelamangalam Panchayat Union, Nagamangalam Panchayat & Village, Extent of 20306.00 sqm the Land Bearing S.F.No. 11/1A2B, 86/2 and 87/1, Residential Plots, It is hereby Ordered to Grant Approval for the Above Mentioned Residential Layout.

Special Conditions:-

1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. RLAI9165/2025/TCP, Dated.09/12/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is Issued to the Above Mentioned Layout and the Approval Number is Assigned as Follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO: 01/2025. Panchayat Planning Permission No 01/2025 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 Localbody is Not Permitted.
10. It is also Informed that any Violation of the Above Conditions Will Result in the Cancellation of this Layout
11. Approval.

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2026.02.18 12:31:52

Village