Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Town and Country Planning Department(Planning Permission)

Krishnagiri,639 001

ROC No. M2QLZSUQ/2024/TCP Date : 22/10/2024

From:

Joint Director / Deputy Director / Assistant Director

Krishnagiri,639 001

To :

The President,
Nachikuppam panchayat,
Krishnagiri District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Krishnagiri taluk - Veppanapalli panchayat union – Nachikuppam village and panchayat - S.F No.81/6A1, 6A2 – Extent of 3594.00Sq.m – Technical sanction issued – forwarded for further action - Reg.

Ref : 1) Application Reference No. M2QLZSUQ received through Single Window Portal from Mr ASHOK KUMAR MUNIRAJ, Dt.26.08.2024.
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. E1/5294/2024 Dated: 15.07.2024 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: 11.09.2024.
16) Gift deed Documents no 3568/2024 and 3569/2024 Uploaded by the Applicant.
17) Payment of OSRA charges and Centage charges received from the applicant respectively on 03.10.2024 and 21.10.2024.

ORDER:
The application seeking technical sanction for the proposed formation of Residential layout to an extent of 3594.00 Sq.m in the land bearing Sf no. 81/6A1, 6A2 at
Nachikuppam village and panchayat, Veppanapalli panchayat union, Krishnagiri 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: 154/2024.
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.5391/-, Dt.26.08.2024
OSRA charges	: Rs.137640/-, Dt.03.10.2024
Centage Charges	: Rs.7500/-, Dt.21.10.2024
Display board charges	: Rs.11500/-, Dt.21.10.2024

Development charges : Rs.7188/-, Dt.21.10.2024.
Sub-Division charges : Rs.10000/-, Dt.21.10.2024.

Copy to
Mr M Ashok Kumar,
S/o Mr Muniraj,
Agaram post,
Krishnagiri Dt – 635001.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5391	26/08/2024
2	OSR Fee	137640	03/10/2024
3	Centage Charges	7500.00	21/10/2024
4	Development Charges	7188.00	21/10/2024
5	Display Board Charges	11500.00	21/10/2024
6	Satellite town charge		
7	Sub Division Charge	10000.00	21/10/2024

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Krishnagiri District.

Enclosure

1.Layout original map and Condition – 2 set



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate