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Layout Application - Final Approval Letter



Roc No: 01/2024

Date: 12/17/24 3:54 PM

From:

Village Panchayat

Pavakkal

To :

Mrs.Jagatha Ashokan,
D No. 295, Kondampatti,
K.Vetrapatti,
Harur Taluk, Dharmapuri - 636902

Online Application Number:

2HRD6M7L

Sir/ Madam,

Sub :

Residential Layout - Krishnagiri District - Uthangarai Panchayat Union - Pavakkal Village and Panchayat - Acknowledging and Approving to an extent of 4663.99 Sq.m in the Land Bearing S.F No.63/2A1A - 1 to 37 Residential Plots - Technical Clearance issued by Town and Country Planning Department - Final Approval issued - Reg.

Ref :

- 1)Application Reference No. 2HRD6M7L received through Single Window Portal from Mrs.Jagatha Asokan, Dated: 06.11.2024.
- 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. E1/4358/2024 Dated: 11.06.2024 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: 18.10.2024.

16) Gift deed Documents no 6952/2024 and 7181/2024 Uploaded by the Applicant.

17) Payment of OSRA charges and Centage charges received from the applicant respectively on Dt.28.10.2024 and Dt.05.11.2024.

18) Road certificate issued by Assistant Engineer, Highway, Uthangarai, Roc no. 48/2024/AE, Dt. 15.10.2024.

19) Payment of local body Layout Approval Demand fees received from the applicant on 05.12.2024.

Body:

In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Uthangarai Panchayat Union, Pavakkal Village Panchayat, Approving to an extent of 4663.99 Sq.m in the Land Bearing S.F No.63/2A1A Pavakkal Village 1 to 37 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:164/2024 Subject to Special conditions and Technical clearance from the Local Authority.

Therefore, Subject to Specific Conditions, Krishnagiri District, Uthangarai Panchayat Union, Pavakkal Village Panchayat, extent of 4663.99 Sq.m in the Land Bearing S.F No.63/2A1A Pavakkal Village 1 to 37 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.2HRD6M7L/2024/TCP, Dated:06.11.2024 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:164/2024. Planning permission No.1/2024 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 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.

President,
Pavakkal Village Panchayat.

Copy to :

1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2. Uthangarai Sub-Registrar, Uthangarai 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.

Panchayat Resolution No.3, On 06.12.2024, Friday at 11.00 am, the ordinary meeting of Pavakkal Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Chairman:Thiru.Govindan, Panchayat President. All 9 Ward Members including the Panchayat President. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department Roc.No. 2HRD6M7L/2024/TCP, Dated.06.11.2024 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:164/2024 and Planning Permission No:01/2024, Seeking approval of the Council to grant approval subject to specified conditions.

Village





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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



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Vastu & Property Management Tools

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