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Layout Application - Final Approval Letter



Roc No: 03/2025-26

Date: 5/26/25 8:21 PM

From:

Village Panchayat

Kallukurukki

To :

Mr.B.Padmanaban,
D.No. 1-270, Santhu Main road,
Jambukuttapatti,
Pochampalli Taluk,
Krishnagiri District - 635 206.

Online Application Number:

ATV5P9EC

Sir/ Madam,

Sub :

Residential Layout – Kallukurukki Panchayat Office, Krishnagiri – Krishnagiri District – Krishnagiri Taluk / Panchayat Union – Kallukurukki Panchayat and Village - S.F.No. 498/5 -extent 0.23.10 Hectare – Panchayat (Local body) Approval Issued - Reg.,

Ref :

- 1) Application No (SWP): ATV5P9EC /2025/TCP submitted through Single Window Portal by Mr.B.Padmanaban, Dt: 29.01.2025.
- 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. E1/5292/2024 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) Letter sent to Applicant on 18.03.2025 Regarding to hand over the portion of land earmarked for Road, Public purpose and TANGEDCO.
- 16) Gift deed document No.929/2025 Dated 19.03.2025 and 930/2025 Dated 19.03.2025.
- 17) Payment of OSR charges, Centage charges and Development Charge received from the applicant on 28.03.2025 & 01.04.2025 respectively.
- 18) Payment of Panchayat Demand fees received from the applicant respectively on.14.05.2025
19. Deputy Director, Geology and Mining, Krishnagiri , ROC No.284/2025/Mines, Dt: 13.03.2025.
- 20) Payment of Land conversion charges 3% of guideline value received from the applicant respectively on 19.05.2025.

ORDER:

The application seeking technical sanction for the proposed formation of Residential layout to an extent of 2310.00 Sq.m in the land bearing Sf no. 498/5 at Kallukurukki village and panchayat, Krishnagiri 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, public 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: 60/2025.
- 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

Body:

Residential Layout Application No. ATV5P9EC/2025/TCP
Final Approval Issued for Residential Layout – Kallukurukki Panchayat Office, Krishnagiri – Krishnagiri District – Krishnagiri Taluk / Panchayat Union – Kallukurukki Panchayat and Village - S.F.No. 498/5 - extent 0.23.10 Hectare.



Village

Signature valid

Signed by: Village Panchayat President
Location: Krishnagiri
Date: 2025.05.26 20:21:25





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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

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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