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Layout Application - Final Approval Letter

Roc No: 01/2024

Date: 12/27/24 5:16 PM

From:

Village Panchayat

Veppanapalli

To :

Mr.Kaleel and Mr.S.Pradeep,
D.No.1/118, MGM Mahal Backside,
Veppanapalli,
Krishnagiri Taluk and District – 635121

Online Application Number: KUACGU8M

Sir/ Madam,

Sub :

Residential Layout - Krishnagiri District - Veppanapalli Panchayat Union –Veppanapalli Panchayat - Dasegounipalli Village - Acknowledging and Approving to an extent of 5499.55 Sq.m in the Land Bearing S.F.No.35/1A, 4A - 1 to 39 Residential Plots - Technical Clearance issued by Town and Country Planning Department - Final Approval issued - Reg.

Ref :

1.Applicants Mr.Kaleel and Mr.S.Pradeep Reference No.KUACGU8M, Received through Single Window Portal from Dated: 07.12.2024.
2.District Town and country planning Office, Krishnagiri District Letter No. KUACGU8M. (Road pattern issued on dated: 18.12.2024)
3.Joint Director Agriculture Department, Krishnagiri District, Letter No. E1/9040/2024, Dated: 28.11.2024.
4.Circular from the Director of Town and Country Planning, Roc No 19799/2020, Dated : 24.12.2020.
5.Gift deed Documents no 4737/2024 and 4738/2024 Uploaded by the Applicant.
6.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.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.
9.G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10.G.O.141, Housing and Urban Development Department, dated 23.09.2020.
11.Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.

12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
14.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
15.Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
16.Deputy Director, Town and Country Planning, Krishnagiri District Roc.No. KUACGU8M/2024/TCP Dated: 26.12.2024.
17.Payment of local body Layout Approval Demand fees received from the applicant on 27.12.2024.

Body:

In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Veppanapalli Panchayat Union, Veppanapalli Village Panchayat, Approving to an extent of 5499.55 Sq.m in the Land Bearing S.F.No.35/1A, 4A Dasegounipalli Village 1 to 39 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:192/2024 Subject to Special conditions and Technical clearance from the Local Authority.

Therefore, Subject to Specific Conditions, Krishnagiri District, Veppanapalli Panchayat Union, Veppanapalli Village Panchayat, extent of 5499.55 Sq.m in the Land Bearing S.F.No.35/1A, 4A Dasegounipalli Village 1 to 39 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.KUACGU8M/2024/TCP, Dated:26.12.2024 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:192/2024.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 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,
Veppanapalli Village Panchayat.

Copy to :
1.Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2.Veppanapalli Sub-Registrar, Veppanapalli 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.

meeting of Veppanapalli Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Chairman:Thiru.Kaleel, Panchayat President. All 11 Ward Members including the Panchayat President. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department Roc.No. KUACGU8M/2024/TCP, Dated.26.12.2024 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:192/2024 and Planning Permission No:01/2024, Seeking approval of the Council to grant approval subject to specified conditions.

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.12.27 17:16:42



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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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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