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Layout Application - Final Approval Letter

Roc No: 01/2025-2026

Date: 6/17/25 11:16 AM

From:

Village Panchayat

Baiyanapalli

To :

Mr ANSLAM RICHARD JOSEPH J
KRISHNAGIRI,
Baiyanapalli,
Krishnagiri,
Krishnagiri,635115

Online Application Number: 74RM1V5P

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Krishnagiri taluk - Krishnagiri
panchayat union – Baiyanapalli village and panchayat - S.F No.14/1A1 – Extent of 21050.00Sq.m – Technical sanction issued –
forwarded for further action - Reg.

Ref :

1) Application Reference No. 74RM1V5P received through Single Window Portal from Mr ANSLAM RICHARD JOSEPH J,
Dt.29.08.2024.
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. E1/670/2024 Dated: 02.02.2024 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: 20.09.2024.
16) Gift deed Documents no 4002/2024 and 4003/2024 Uploaded by the Applicant.
17) Payment of Centage charges received from the applicant respectively on Dt.08.10.2024.
18) Field channel reroute permission issue by Executive engineer (WRM), PWD, Mel penniyaru kottam, Dharmapuri, Roc no.
196/KO180/2024/Va1, Dt. 06.05.2024.
19) Road certificate issued by Block Development Officer, Krishnagiri, Roc no. 2643/2024/E7, Dt. 10.08.2024.
Ref :
ORDER:
The application seeking technical sanction for the proposed formation of Residential layout to an extent of 21050.00 Sq.m in the
land bearing Sf no. 14/1A1 at
Baiyanapalli 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, pubic
purposes meant for local body and
TANGEDCO vide reference 15th cited above. On receipt of gift deeds vide reference 16th cited above and onreceipt 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:
152/2024.
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

Body:

Residential Layout Application No.74RM1V5P

Final Approval issued for Residential Layout – District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Krishnagiri taluk - Krishnagiri
panchayat union – Baiyanapalli village and panchayat - S.F No.14/1A1 – Extent of 21050.00Sq.m

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2025.06.17 11:16:44



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

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