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Layout Application - Final Approval Letter

Roc No: 01/2025 Date: 4/9/25 5:59 PM

From:

Village Panchayat

Vella Kuttai

To :

AK Fayaz Basha and Sayeeda Begam,
No. 72(1), Millath nagar,
Chengam,
Thiruvannamalai – 606701.

Online Application Number: QYTETVUB

Sir/ Madam,

Sub :

Residential Layout - Krishnagiri District - Uthangarai Panchayat Union – Vellakuttai Panchayat - Final Layout approved to an extent of 3213.70 Sq.m in the Land Bearing S.F No.4/2C2, 5/2A2 - 1 to 31 Residential Plots - Technical Clearance issued by Town and Country Planning Department - Final Approval issued - Reg.

Ref :

1. Applicant Mr AK Fayaz Basha and Mrs Sayeeda - Online Application No. QYTETVUB, Dated: 30.08.2024.
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. E1/7458/2024 Dated: 26.09.2024 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. Deputy Director, Town and Country Planning, Krishnagiri District Roc.No. QYTETVUB/2025/TCP Dated: 09.01.2025.
16. Payment of local body Layout Approval Demand fees received from the applicant on 04.04.2025.

Body:

Based on the application received vide ref 1-st cited above, and technical approval accorded vide ref 15th cited above, final approval is hereby issued for the layout to an extent of 3213.70 Sq.M Laving 1 to 31 Residential Plots in the land Bearing S.F No.4/2C2, 5/2A2 in Vellakuttai Village and Panchayat (Naikanoor Revenue Village) of Uthangarai Union and Taluk. The Number assigned for this layout approval is SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO: 01/2025.

The Applicant should abide to the following terms and Conditions.

Conditions:

1. The Conditions mentioned in the ref 15th cited above should be followed scrupulously.

2. The CC Roads provided in the layout should remain same in existing condition and should not be altered.

3. The area of the Plots in the approved layout map should not be altered without the approval of the competent authority.

4. The Plots approved in the layout should be used only for the Construction of Residential houses.

5. The Applicant should pay the amount if any pointed out in the audit.

6. Building Plan Approval Application 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 approval of land layout and Planning

Permission.

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes

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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

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Vastu & Property Management Tools

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