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Layout Application - Final Approval Letter

Roc No: 44AS7ERC

Date: 12/13/24 5:59 PM

From:

Village Panchayat

VILLAGE PANCHAYAT OFFICE,
JAGADEVI,
BARGUR TALUK,
KRISHNAGIRI

To :

Mr.S.Prasath,
S/o.C.Shangu,
131, Jagadevipalayam, Bargur Taluk,
Krishnagiri District.

Online Application Number: 44AS7ERC

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Bargur Taluk – Bargur Panchayat Union –Jagadevipalyam Village & Panchayat - Acknowledging and Approving to an extent of 4335.00Sq.m in the Land Bearing S.F.No.435/2A2 Residential Plots –Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District - reg.

Ref :

1. Applicant Mr.Prasath Shangu - Online Application No. 44AS7ERC, Dated: 15.07.2024
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 26.07.2024

3. Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. 44AS7ERC/2024/TCP Dated: 02.08.2024

4. Applicant Mr.Prasath Shangu Gift deed (Local Body) document no. 3303/2024 date: 30.07.2024

5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. 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.
8. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
9. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
10. Government Letter No.13686/2017/LA1, Housing and Urban Development

Department, dated 08.09.2017.

11. Circular from the Commissioner of Town and Country Planning, letter no.19799/2020 dated 24.12.2020

12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021

Body:

Order,

1. In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Bargur Taluk, Bargur Panchayat Union, Jagadevipalyam Village & Panchayat, and Approving to an extent of 4335.00Sq.m in the Land Bearing S.F.No. 435/2A2 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issuedto the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO. 122/2024 dated:02.08.2024 Subject to Special conditions and Technical clearance from the Local Authority.

2.Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Krishnagiri District, The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Local body, Public Space area of roads are donated to the Jagadevipalyam Village Panchayat with the document no: 3303/2024 Dated: 30.07.2024 registered at the Bargur Sub-Registrar Office.

1.Layout Approval Fee - Rs.18000/-, Dated.29.11.2024

Therefore, Subject to Specific Conditions, Krishnagiri District, Bargur Taluk, Bargur Panchayat Union, Jagadevipalyam Village & Panchayat, extent of 4335.00Sq.m in the Land Bearing S.F.No. 435/2A2 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. 44AS7ERC/2024/TCP, Dated. 02.08.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the abovementioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO:122/2024. Panchayat Planning permission No 02/2024 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.

Jagadevipalayam Village Panchayat.

To.
Mr.S.Prasath,
S/o.C.Shangu,
131, Jagadevipalayam, Bargur Taluk,
Krishnagiri District.
Copy to :
1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2. Bargur Sub-Registrar, Hosur 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.
5. Block Development Officer (VP), Bargur Taluk, Bargur Panchayat Union, Jagadevipalayam Village & panchayath, Krishnagiri Dt.
6.Panchayat Secretary, Bargur Panchayat Office, Bargur Panchayat Union. JAGADEVIPALAYAM PANCHAYAT RESOLUTION No.21, On, 23.11.2024 Saturday at 11.00 am, (Grama Sabha) the ordinary meeting of Jagadevipalyam Village & Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Chairman: Tmt. Santhamma nanjappa Panchayat President.12 Ward Members including the Panchayat President. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No.44AS7ERC/2024/TCP, Dated.15.07.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO:122/2024 AND Panchayat PLANNING PERMISSION NO:02/08/2024, Seeking approval of the Council to grant approval subject to specified conditions. Resolution: Roc No.02/2024, Resolution Number 02/2024 Dated. 13.12.2024, Jagadevipalayam Village Panchayat, is granted unanimously.

President,
Jagadevipalayam Village Panchayat

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.12.13 17:59:19



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Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

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