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Layout Application - Final Approval Letter

Roc No: 03/2024-2025

Date: 12/17/24 10:04 AM

From:

Village Panchayat

Kelavarapalli

To :

Mr.Gaurav G Shah and others,&
S/o Mr.Gautam J Shah,,
No 113, Ponnurangam Road West,,
R.S.Puram, Coimbatore.641907.

Online Application Number: 14PGYJ1W

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Hosur Panchayat Union –Kelavarapalli Panchayat - Acknowledging and Approving to an extent of 3280.00 Sq.m in the Land Bearing S.F.No. 77/2A1A- Residential Plots 14– Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District - reg.

Ref :

1. Applicant Mr.Gaurav G Shah and others - Online Application No. 14PGYJ1W, Dated: 24.08.2024.
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 08.10.2024
3. Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. 14PGYJ1W/2024/TCP Dated: 08.10.2024
4. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department ofMunicipal Administration and Water Supply dated 31.01.2020.
7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.13686/2017/LA1, Housing and Urban Development Department, dated 08.09.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.19799/2020 dated 24.12.2020
11. 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, Hosur Panchayat Union, Kelavarapalli Village Panchayat, and Approving to an extent of 3280.00 sq.m in the Land Bearing S.F.No. 77/2A1A Residential Plots Layout : 14, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO. 151/2024, 63/2024 dated:08.10.2024 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 Kelavarapalli Village Panchayat with the document no: 12285/2024 Dated: 24.06.2024 registered at the Hosur Sub-RegistrarOffice.

3. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. 14PGYJ1W/2024/TCP, Dated. 08.10.2024 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.151/2024.Panchayat Planning permission No 13/2024 04.11.2024 All the Special conditions mentioned must be strictly followed.

1.Layout Approval Fee - Rs.24000/-, Dated. 06.12.2024

Therefore, Subject to Specific Conditions, Krishnagiri District, Hosur Panchayat Union, Kelavarapalli Village Panchayat, extent of 3280 Sq.m in the Land Bearing S.F.No. 77/2A1A Residential Plots 14 It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
2. The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
3. Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
4. 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,
Kelavarapalli Village Panchayat.

Mr.Gaurav G Shah and others,&
S/o Mr.Gautam J Shah,,
No 113, Ponnurangam Road West,,
R.S.Puram, Coimbatore.641907.

1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2., 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), Hosur Panchayat Union, Kelvarapalli, Krishnagiri.
6.Panchayat Secretary, Hosur Panchayat Office, Hosur Panchayat Union. Kelavarapalli PANCHAYAT RESOLUTION No. 13/2024, On , 04.11.2024 Monday at 11.00 am, the ordinary meeting of Kelavarapalli Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Chairman :Thiru.Putta Reddy Panchayat President.09 Ward Members including the Panchayat President. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. 14PGYJ1W/2024/TCP , Dated.08.10.2024 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:151/2024, 63/2024 AND Panchayat PLANNING PERMISSION NO: 03/2024 16.12.2024, Seeking approval of the Council to grant approval subject to specified conditions.

President,
Kelavarapalli Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.12.17 10:04:07



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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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