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Layout Application - Final Approval Letter

Roc No: 07/2024-25

Date: 11/23/24 1:47 PM

From:

Village Panchayat

Onnalvadi

To :

Mr.P.Selvam,
D.no 55, Aim city,
Thottagiri road, Hosur Taluk,
Krishnagiri District.

Online Application Number: 870EM4Y9

Sir/ Madam,

Sub :

Residential Layout –Office Of The Onnalvadi Panchayat, Panchayat Union Hosur ,Krishnagiri District;-Krishnagiri District–Hosur Taluk –Onnalvadi village & Panchayat – SF No 868/A1,868/1B& 869/1C2-extent of
2300.00 sqm –Final Approval –Reg

Ref :

1) Application Reference No 870EM4Y9 received through Single Window Portal from Dated: 26.09.2023
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
4) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
5) 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.
6) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
7) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
9) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
10) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country

Planning, Chennai (Circular)
11) Letter Roc No. 320/2022/TCP3, Dated : 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
12) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
13) Road Pattern plan approved by the District Town and Country Planning Office, Krishnagiri Dated:27.10.2023
14) Gift deed Document no 12040/2023 & 12041 /2023 Uploaded by the Applicant Mr.Selvam
15) Payment 0f OSR charges, Centage charges and Development charges charges are received from the applicant on
27.11.2023 & 28.11.2023 16) Panchayat regulasan No. 26/28.10.24

Body:

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in -Krishnagiri District–Hosur Taluk –Onnalvadi Panchayat & village–SF No 868/A1,868/1B& 869/1C2-extent of 2300.00 sqm – is forwarded to Director of Town and Country Planning for concurrence.

The DTCP has technical clearance issued of residential layout in Krishnagiri District–Hosur Taluk–Onnalvadi Panchayat & village– SF No 868/A1,868/1B& 869/1C2-extent of 2300.00 sqm –as per ROC No 870EM4Y9/2023/TCP Date: 29/11/2023

In the continuation, with reference to the 13nd cited letter, road pattern for residential layout been issued by the directorate on 27.10.2023

Further the applicants Mr.Selvam has gift deed the Road, Road splay, and Public Purpose (PP) has been handed over to the President of onnalvadi Panchayat local body
on &TANGEDCO Areas has been handed over to Superintending Engineer, Krishnagiri on respectively.

In the continuation final administrative approval approved the residential layout inKrishngiriDistrict–Hosur Taluk –Onnalvadi Panchayat & village– SF No 868/A1,868/1B& 869/1C2-extent of2300.00 sqm –1 To 12 plots.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent: 0.23.00 Hec. (or) 2300.00 Sqm
No. of Plots: 01 To 12
Gifted over to Local Body:
Layout Road: 777.52 Sqm
Public Purpose - 10.32 Sqm - (0.68%)
Gifted over to TANGEDCO:
TANGEDCO Purpose: 10.72 Sqm -(0.68%)

President

onnalvadi Panchayat
copy to
1) The deputy director, town and country planning department (planning permission) krishnagiri district.
2) The sub registrar, sub register office Kelamangalam ,krishnagiri district.

Village



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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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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