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Layout Application - Final Approval Letter

Roc No: 02/2024

Date: 10/25/24 7:27 AM

From:

Village Panchayat

H.Settipalli

To :

Mr Y Irfan khan,
S/o. K A Yousuff khan,
No. L-7, New no.13/1,
Old temple land HUDCO,
Hosur – 635109

Online Application Number: 8OVDCJKK

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Krishnagiri - Krishnagiri District –Denkanikottai taluk - Kelamangalam panchayat union – H.Shettipalli panchayat – Hosapuram village – S.F No. 528/2 - Extent of site 8823.00Sq.m – Planning permission issued – forwarded for further action

Ref :

1. Application Reference No. 8OVDCJKK received through Single Window Portal from Mr IRFAN KHAN, Dated: 01.08.2024
2. Road Pattern plan approved by the Director Town and Country Planning, Chennai, Dated: 06.09.2024.
3. Applicant Mr Y Irfan khan (Local Body) document no. 10635/2022 Dated: 24/09/2022.
4. Circular from the Director of Town and Country Planning Roc.No. 8OVDCJKK/2024/TCP Dated 30/09/2024.
5. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
6. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
7. G.O.No.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.141, Housing and Urban Development Department, Dated: 16.07.2022.

9. G.O.141, Housing and Urban Development Department, dated 23.09.2020.
10. Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017.

11. Letter No. 13686/2017 /LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

12. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, chennai (Circular).
13. Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

14. Payment of centage charges received from the applicant respectively on 24.09.2024).
15. Applicant Mr Y Irfan khan letter dated 30/09/2024 (Payment of Centage Charge).

Body:

1. In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Hosapuram Settipalli Panchayat Union, Hosapuram Settipalli Village Panchayat, and Approving to an extent of 8823.00Sq.m in the Land Bearing S.F No. 528/2 (28) Residential Plots Layout, 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. L.P/P.P/HNTDA (K.D) (SWP) No: 60/2024
and L.P/HNTDA (K.D) (SWP) No: 143/2024 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 Hosapuram Settipalli Village Panchayat with the document no: 10635/2022 Dated: 24/09/2022 registered at the Kelamangalam Sub-Registrar Office.
1.Layout Approval Fee - Rs. 14600/- Transaction ID : 4a88b611-ea57-4e8e-98c9-893c11789bc8, Dated.23.10.2024.
Therefore, Subject to Specific Conditions, Krishnagiri District, Kelamangalam Panchayat Union, Hosapuram Settipalli Village Panchayat, extent of 8823.00Sq.m in the Land Bearing S.F.No. 528/2 (28) 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. 8OVDCJKK/2024/TCP, Dated. 30/09/2024 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: 02/2024. 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.

this Layout
Approval.

Village



our services doesn't just end there

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.



empowering your real estate decisions with smart tools

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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