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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01 LA/2024-2025 Date: 9/21/24 11:28 AM

From:

Village Panchayat

Kalugoundapalli

To :

Mrs. Gayathri Rajaganabathi,
Door No LIG 780/434, 24th Cross, TNHB Phase 10,
Rayakottai Main, Hosur, Krishnagiri,635109

Online Application Number: MRUNXIP8

Online Application Number: MRUNXIP8

Sir/ Madam,

Sub :

Residential Layout - Office of the Village Panchayat Kalukondapalli, Thally union, -Krishnagiri District - Krishnagiri District, Denkanikottai Taluk, Thally Panchayat Union, Kalukondapalli Village, S.F.No. 533/1C2A, 533/1C2B, 533/1C3 - extent of 6250.00 sqm - final approval- Reg

Ref :

1. Application Reference No. MRUNXIP8 received through Single Window Portal from Mrs Gayathri, Dated: 26.03.2024.
2. District Town and country planning Office, Krishnagiri District Letter No. MRUNXIP8. (Road pattern issued on dated: 10.04.2024).
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
13. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
14. Road Pattern plan approved by the District Town and Country Planning Office, Krishnagiri Dated: 10.04.2024
15. Gift deed Documents no 4121/2024 & 4122/2024 dated 20.04.2024, uploaded by the Applicant.
16. Payment of OSR fee and centage charges received from the applicant respectively on 22.04.2024 and 26.04.2024
17. DTCP circular no. 24282/2005 LA2 DATED 04/05/2006.
18. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
19. G.O.78, Housing and Urban Development Department, UD4(3) Dated: 04.05.2017
20. G.O.112, Housing and Urban Development Department, UD4(3) dated:22.06.2017
21. G.O.172, Housing and Urban Development Department, Dated: 22.06.2017.

Body:

With reference to the 1st Cited letter, applicant has requested for the Krishnagiri District, Denkanikottai Taluk, Thally Panchayat Union, Kalukondapalli Village, S.F.No. 533/1C2A, 533/1C2B, 533/1C3 - extent of 6250.00 sqm is forwarded to Director of Town and Country Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 10.04.2024. Further the applicants. Mrs. Gayathri Rajaganabathi, has gift deed the Road, Road splay, and Public Purpose (PP) has been handed over to local body “The President of Kalukondapalli Panchayat” on 20.04.2024 & TANGEDCO Areas has been handed over to Superintendent Engineer, Krishnagiri on 20.04.2024 respectively.
The DTCP has issued technical clearance for the residential layout in Krishnagiri district, Denkanikotta Taluk, Thally Union Council, Kalukondapalli Village, S.F.No. 533/1C2A, 533/1C2B, 533/1C3 extent of 6250.00 sqm, i.e. 36 plots as per ROC no: MRUNXIP8/2024/TCP dated 29.04.2024.
In the continuation this is the final administrative approved for the residential layout in Krishnagiri District, Denkanikottai Taluk, Thally Panchayat Union, Kalukondapalli Village, S.F.No. 533/1C2A, 533/1C2B, 533/1C3 - extent of 6250.00 sqm, i.e. 36 plots.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:
Site Extent: 0.62.50 Hect. (or) 6250.00 sq.m
No. of Plots: 36
Gifted over to Local Body:
• Layout Road: 2374.17 sq.m
• Public Purpose: 31.25 sq.m (0.80%)
Gifted over to TANGEDCO:
TANGEDCO Purpose: 27.43 sq.m (0.72%)

PRESIDENT,
KALUKONDAPALLI PANCHAYAT,
THALLY UNION COUNCIL, KRISHNAGIRI DISTRICT.

Enclosed :
1. Site layout

Copy to :
1. Mrs. Gayathri Rajaganabathi,
Door No LIG 780/434, 24th Cross, TNHB Phase 10,
Rayakottai Main, Hosur, Krishnagiri,635109

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.09.21 11:28:16

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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