

RE

REGULATORY RECORD

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தேதி : 04.01.2025

அனுப்புதல்:-

ஊரட்சிமன்ற தலைவர்,
சிகரலப்பள்ளி ஊரட்சி,
பர்கூர் ஊராட்சி ஒன்றியம்,
கிருஷ்ணகிரி மாவட்டம்.

பெறுதல்:-

திரு.E.C.வெங்கடேஷ் மற்றும் திரு.K.ரவிக்குமார்,
எண்.32/8G, காந்தி நகர், எமக்கல்நத்தம்,
பர்கூர் தாலுக்கா,
கிருஷ்ணகிரி-635104.

பார்வை :-

மனைபிரிவு அங்கிகார இறுதி ஒப்புதல் அளவீட்டை சரிசெய்தல்
தொடர்பாக.

மனைபிரிவு இறுதி ஒப்புதல் கடித எண்: ROC 01/2024 (தேதி :
03.01.2025) இணையவழி விண்ணப்ப அங்கிகார எண் : KTGCIWH0 ல்
பரப்பளவு 7011.53 ச.மீட்டர் என தவறாக அச்சிடப்பட்டுள்ளது. மேற்கண்ட மனை
பிரிவிற்கு சரியான பரப்பளவு பட்டாவின் படியும் நகர ஊரமைப்பு அலுவலரின்
(அங்கிகார எண்- ம.வ/ந.ஊ.து.இ.(கி.மா)எண்:161/2024) வரைப்படத்தின் படி
9645.00 ச.மீட்டர் என உள்ளதே சரியான பரப்பளவு என திருத்தம் செய்து
சான்று அளிக்கப்படுகிறது.

K. V. Ravi
தலைவர்
சிகரலப்பள்ளி ஊராட்சி
பர்கூர் ஒன்றியம்

Layout Application - Final Approval Letter



Roc No: 01/2024

Date: 1/3/25 3:01 PM

From:

Village Panchayat

Sigaralapalli

To :

Mr.E.C.Venkatesh and K.Ravikumar,
No.32/8G, Gandhi Nagar,
Emmakal natham, Bargur Taluk,
Krishnagiri District - 635104.

Online Application Number:

KTGCIWH0

Sir/ Madam,

Sub :

Residential Layout - Krishnagiri District - Bargur Panchayat Union - Sigaralapalli Village and Panchayat - Acknowledging and Approving to an extent of 7011.53 Sq.m in the Land Bearing S.F.No.488/1A1A1A & 488/1A3B - 1 to 35 Residential Plots - Technical Clearance issued by Town and Country Planning Department - Final Approval issued - Reg.

Ref :

- 1.Applicants Mr.E.C.Venkatesh and K.Ravikumar Reference No.KTGCIWH0, received through Single Window Portal from Dated: 16.10.2024.
- 2.District Town and country planning Office, Krishnagiri District Letter No.KTGCIWH0.(Road pattern issued on dated:23.10.2024)
- 3.Joint Director Agriculture department, Letter No.E-1/7149/2024 Dated:19.09.2024.
- 4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
- 5.Applicants Mr. E.C.Venkatesh & Mr. K.Ravikumar Letter Dated:26.10.2024. (Gift deed document No. 4201/2024, dated:24.10.2024).
- 6.G.O.138, Housing and Urban Development Department, Dated:04.06.2004.
- 7.G.O.79, Housing and Urban Development Department, Dated:04.05.2017.
- 8.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.
- 9.G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
- 10.G.O.181, Housing and Urban Development Department, Dated:09.12.2020.
- 11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017.

- 12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
- 13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
- 14.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
- 15.Deputy Director, Town and Country Planning, Krishnagiri District Roc.No. KTGCIWH0/2024/TCP Dated:30.10.2024.
- 16.Payment of local body Layout Approval Demand fees received from the applicant on 02.01.2025.

Body:

In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Bargur Panchayat Union, Sigaralapalli Panchayat, Approving to an extent of 7011.53 Sq.m in the Land Bearing S.F.No.488/1A1A1A & 488/1A3B Sigaralapalli Village 1 to 35 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows L.P/D.D.T.C.P. (K.D)(SWP) No:161/2024 Subject to Special conditions and Technical clearance from the Local Authority.

Therefore, Subject to Specific Conditions, Krishnagiri District, Bargur Panchayat Union, Sigaralapalli Panchayat, extent of 7011.53 Sq.m in the Land Bearing S.F.No.488/1A1A1A & 488/1A3B Sigaralapalli Village 1 to 35 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.KTGCIWH0/2024/TCP, Dated:30.10.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows L.P/D.D.T.C.P. (K.D)(SWP)No:161/2024.Planning permission No.2/2024 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.
- 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 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,
Sigaralapalli Village Panchayat.

Copy to :

- 1.Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
- 2.Bargur Sub-Registrar, Bargur 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.

President. All 11 Ward Members including the Panchayat President. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department
Roc.No.KTGCIWH0/2024/TCP, Dated.30.10.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows L.P/D.D.T.C.P. (K.D)(SWP) No:161/2024 and Planning Permission No:02/2024, Seeking approval of the Council to grant approval subject to specified conditions.

Village



Signature valid

Signed by: Village Panchayat President
Location: Krishnagiri
Date: 2025.01.03 15:01:24



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.

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Every record check run on one property and returned as a single report.

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Legal Opinion

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

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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.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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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

Verified RealEstate
3/350/2 Mettukuppam,
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

