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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2024 Date: 8/6/24 5:32 PM

From:

Village Panchayat

Naduvanapalli

To :

Mr.Prabhakar Ramamurthy,
2 ND Cross,
Jakkappan Nagar,
Krishnagiri District - 635001

Online Application Number: HUSZ2AN3

Sir/ Madam,

Sub :

Residential Layout - Krishnagiri District - Veppanapalli Panchayat Union - Naduavanapalli Panchayat - Dasegaunipalli Village - Acknowledging and Approving to an extent of 8487.00Sq.m in the Land Bearing S.F.No.125/3BI & 35/2B,35/3 1 to 47 Residential Plots - Technical Clearance issued by Town and Country Planning Department – Final Approval issued - reg.

Ref :

1.Applicant Mr.Prabhakar Ramamurthy- Online Application No. HUSZ2AN3, Dated: 07.03.2024
2.District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 22.03.2024.
3.Joint Director Agriculture Department, Krishnagiri District, Letter No.E1/1561/2024, Dated: 27.02.2024.
4.Applicant Mr.Prabhakar Ramamorthy Gift deed (Local Body) document no.1241/2024 Dated: 05.04.2024.
5.Circular from the Director of Town and Country Planning Roc.No.320/2022/TCP3 Dated 07.01.2022.
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 ofMunicipal Administration and Water Supply dated 31.01.2020.
9.G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10.G.O.141, Housing and Urban Development Department, dated 23.09.2020.
11.Government Letter No.19113/UD4(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.Demand payment Request letter dated 01.08.2024 (Requiring payment of Centage Charge).
16.Applicant Mr.Prabhakar Ramamurthy dated 01.08.2024 (Payment of Centage Charge).

Body:

Order,
1.In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Veppanapalli Panchayat Union, Naduvanapalli Village Panchayat, and Approving to an extent of 8487.00Sq.m in the Land Bearing S.F.No.125/3BI & Dasegaunipalli 35/2B,35/3 1 to 47 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. 66/2024 Subject to Special conditions and Technical clearance from the Local Authority.
2.Received with letter from the Assistant 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 Naduvanapalli Village Panchayat with the document no: 1241/2024 dated:05.04.2024 registered at the Veppanapalli Sub-Registrar Office.
1.Layout Approval Fee - Rs.47000/- Transaction ID : 57000fd-d7e7-4796-89ef-1e968ud452d0 Dated.01.08.2024.
Therefore, Subject to Specific Conditions, Krishnagiri District, Veppanapalli Panchayat Union, Naduavanapalli Village Panchayat , extent of 8487.00Sq.m in the Land Bearing S.F.No.125/3BI & Dasegaunipalli 35/2B,35/3 1 to 47 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.HUSZ2AN3/2024/2024/TCP, Dated.24.04.2024 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:66/2024. Planning permission No 1/2024 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 obnoxiousfactories are allowed.
5.The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if anydifference 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 localbody is not permitted.
It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.
President,
Naduvanapalli Village Panchayat.

Copy to :
1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2. Veppanapalli Sub-Registrar, Veppanapalli Sub-Registrar Office, KrishnagiriDistrict.

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), VeppanapalliPanchayat Union, Naduvanapalli, Krishnagiri.
6.Panchayat Secretary, Naduvanapalli Panchayat Office, Veppanapalli Panchayat Union. Naduvanapalli PANCHAYAT RESOLUTION No. 2, On 01.08.2024, Monday at 11.00 am, the ordinary meeting of Naduvanapalli Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Chairman :Tmt.G.Valarmathi Gunasekaran , Panchayat President.9 Ward Members including the Panchayat President. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No.HUSZ2AN3/2024/2024/TCP, Dated.24.04.2024 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:66/2024 AND PLANNING PERMISSION NO:01/2024, Seeking approval of the Council to grant approval subject to specified conditions.
Resolution: Roc No. 1/2024, Resolution Number 2 Dated. 01.08.2024, Naduvanapalli Village Panchayat, is granted unanimously.

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Krishnagiri*
*Date:2024.08.06 17:32:32*

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

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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

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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.