

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 01/2024-25 Layout

Date: 8/5/24 3:43 PM

From:

Village Panchayat

Onnalvadi

To :

Mr.C.Subramaniam & M/S.Royal Unity Associate,
Seven Hills Apartment, Brindhavan nagar,
Hosur Town & Taluk,
Krishnagiri District 635109

B 202, Block B,

Online Application Number:

67NOTAXX

Sir/ Madam,

Sub :

Residential Layout –office Of The Onnalvadi Panchayat ,Panchayat Union Hosur ,Krishnagiri district-
Krishnagiri District
–Hosur Taluk –Onnalvadi Panchayat & Rangopanditha Agraharam village– S.f.no 61/2A, 3, 88/2A2, 28 &
89/1B -extent of
15748.00 sq.m – Final Approvel –Reg.

Ref :

- 1) Application Reference No 67NOTAXX received through Single Window Portal from Dated: 05.02.2024
- 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: 14.03.2024

14) Gift deed Document no 5458/2024 & 5459/2024 Uploaded by the Applicant Mr.C.Subramaniam & others

15) Payment Of Centage charges and Development charges are received from the applicant on 25.03.2024

16) Panchayat Resolution No. 28 dated 25.06.24

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 & Rangopanditha Agraharam village– S.f.no 61/2A, 3, 88/2A2, 28 & 89/1B -extent of 15748.00 sq.m – 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 & Rangopanditha Agraharam village– S.f.no 61/2A, 3, 88/2A2, 28 & 89/1B -extent of

15748.00 sq.m – Sqm as per ROC No.67NOTAXX/2024/TCP Date: 28/03/2024

In the continuation, with reference to the 13nd cited letter, road pattern for residential layout been issued by the directorate on 14.03.2024.

Further the applicants Mrs.C.Subramaniam & others has gift deed the Road, Road splay, and Public Purpose (PP) has been handed over to the President of onnalvadi Panchayat local body on 16.03.2024 & TANGEDCO Areas has been handed over to Superintending Engineer, Krishnagiri on 16.03.2024 respectively.

In the continuation final administrative approval approved the residential layout in- Krishngiri District–Hosur Taluk –Onnalvadi Panchayat & Rangopanditha Agraharam village– S.f.no 61/2A, 3, 88/2A2, 28 & 89/1B -extent of 15748.00 sq.m – 1 To 84 plots.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent: 1.57.97 Hec. (or) 15748.00 Sqm

No. of Plots: 01 To 84

Gifted over to Local Body:

Layout Road: 5099.97 Sqm

Public Purpose - 1064.80 Sqm - (10.00%)

Park - 1158.50 Sqm (10.88%)

Gifted over to TANGEDCO:

TANGEDCO Purpose: 75.25 Sqm -(0.71%)

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 Hosur krishnagiri district.

Village

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](#)



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



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,
OMR Thoraipakkam,
Chennai 600 097, India
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