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Layout Application - Final Approval Letter

Roc No: 1/2024 - 2025 Date: 5/16/24 1:59 PM

From:

Village Panchayat

Singerapatti

To :

Mr.R.Elancezhian S/O Rajangam
&
Mr.Jeevaraj S/O Karmegam
No.106 Postman street, Rk Nagar,
Ariyakuppam,
Pondichery - 605007

Online Application Number: 40WA03TL

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Uthangarai Panchayat Union – Singarapettai Panchayat - Acknowledging and Approving to an extent of 7852.00 Sq.m in the Land Bearing S.No.10/54, 10/2B1B, 1 to 37 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicant Mr.R.Elancezhian and Jeevaraj - Online Application No. 40WA03TL , Dated: 24.01.2024
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 02.02.2024
3. Joint Director Agriculture Department, Krishnagiri District, Letter No.E1/0506/2024, Dated: 23.01.2023
4. Applicant Mr.R.Elancezhian and Jeevaraj dated Gift deed (Local Body) document no. 878/2024,
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 of Municipal 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 16.07.2022.
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 14.08.2021
15. Demand payment Request letter dated 23.04.2024 (Requiring payment of Centage Charge).
16. Applicant Mr.R.Elancezhian and Jeevaraj letter dated 24.04.2024 (Payment of Centage Charge).

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Uthangarai Panchayat Union, Singarapettai Village Panchayat, and Approving to an extent of 57711.206 Sq.m in the Land Bearing S.No. 10/54, 10/2B1B, 1 to 37 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. 28/2024 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 Localbody, Public Space area of roads are donated to the Singarapettai Village Panchayat with the document no: 1/878/2024 dated: 08.02.2024 registered at the Uthangarai Sub-Registrar Office.

1.Layout Approval Fee - Rs.165838/- Transaction ID : 42c05ca0-762a-446f-8fad-a0ef91aa1931, Dated. 24.04.2024.

2.Layout Inspection Fee - Rs.1000/- Transaction ID : 42c05ca0-762a-446f-8fad-a0ef91aa1931, Dated.24.04.2024.

Therefore, Subject to Specific Conditions, Krishnagiri District, Uthangarai Panchayat Union, Singarapettai Village Panchayat , extent of 57711.206 Sq.m in the Land Bearing S.No. 10/54, 10/2B1B, 1 to 37 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. 40WA03TL/2024/TCP, Dated. 02.02.2024 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: 28/2024. 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 obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any

this Layout
Approval.

Singarapettai Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2024.05.16 13:59:55

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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