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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024-25 layout

Date: 8/5/24 5:30 PM

From:

Village Panchayat

Onnalvadi

To :

Mr.C.Gopal & others
D.no 10/13, New ASTC Hudco,
Hosur Town & Taluk
Krishnagiri District.

Online Application Number: YB606RTP

Sir/ Madam,

Sub :

Residential Layout –Office Of The Onnalvadi Panchayat, Panchayat Union Hosur ,Krishnagiri District;-Krishnagiri District–Hosur Taluk –Onnalvadi village & Panchayat – S.f.no 628/22 -extent of 4125.00 sqm – Final Approval –Reg

Ref :

1) Application Reference No YB606RTP received through1 Single Window Portal From Dated:23.02.2024
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) Governm1ent 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: 04.04.2024
14) Gift deed Document no 3857/2024 & 3858/2024 Uploaded by the Applicant Mr.C.Narendra Babu & others
15) Payment 0f Centage charges and Development charges are received from the applicant on 08.05.20242 16) Panchayat Resolution No. 07dated 30.07.24

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 & village–S.F.no628/22 -extent of 4125.00sq.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 & village– S.F No 628/22 -extent of 4125.00 sqm –as per ROC No YB606RTP/2024/TCP, Date: 14/05/202

In the continuation, with reference to the 13nd cited letter, road pattern for residential layout been issued by the directorate on04.04.2024.

Further the applicants Mr.C.Gopal & 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 08.04.2024 &TANGEDCO Areas has been handed over to Superintending Engineer, Krishnagiri on 08.04.2024 respectively.

In the continuation final administrative approval approved the residential layout in- Krishngiri District–Hosur Taluk –Onnalvadi Panchayat & village– S.F No628/22 -extent of 4125.00 sqm –1 To 21plots.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent: 0.41.25 Hec. (or) 4125.00 Sqm
No. of Plots:01To21
Gifted over to Local Body:
Layout Road: 1233.43 Sqm
Public Purpose - 43.46 Sqm - (01.50%)
Gifted over to TANGEDCO:
TANGEDCO Purpose: 26.35 Sqm -(0.91%)

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 Kalamangalam krishnagiri district.
Body:

Village

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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