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Layout Application - Final Approval Letter

Roc No: 01-2025-2026 Date: 5/9/25 9:52 AM

From:

Village Panchayat

Sevaganapalli

To :

M/S Bagalur Development LLP,
4TH Floor,Isoahani centre,
Nos,123 & 124,
Nungambakkam,
Chennai.

Online Application Number: 3IFVOR48

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Hosur Panchayat Union –Sevaganapalli Panchayat - Sokkarasanapalli Village- Acknowledging and Approving to an extent of 1158.00Sq.m in the Land Bearing S.F.No. 104/3S,4F,5A --Residential Plots.8– Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District - reg.

Ref :

1. Applicant Bagalur Development LLP- Online Application No. 3IFVOR48 /2025/TCP Dated: 07.02.2025
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 03.04.2025
3. Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. 3IFVOR48/2025/TCP Dated: 03.04.2025
4. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. 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.
7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.13686/2017/LA1, Housing and Urban Development Department, dated 08.09.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.19799/2020 dated 24.12.2020

11. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021
12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022
13. G.O.(MS.)No: 180, Rural Development & Panchayat Raj Department , dated : 05.12.2024.
14. Demand payment Request letter dated 03.04.2025 (Requiring payment of Centage Charge).
15. Applicant M/S Bagalur Developments LLP dated 03.04.2025 Payment of Development & Centage Charge).
16. Applicant M/S Bagalur Developments LLP Gift deed (Local Body) document no. 6471/23, date: 06.04.2023

Body:

1. In the Letter from the Deputy Director Town and Country Planning Department (Planning Permission), Krishnagiri District, issued to Krishnagiri District, Hosur Panchayat Union, Sevaganapalli Panchayat - Sokkarasanapalli Village- and Approving to an extent of 1158.00 sq .m in the Land Bearing S.F.No. 104/3S,4F,5A ---Residential Plots Layout : 8 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. 62/2025, 24/2025 dated: 03.04.2025 Subject to Special conditions and Technical clearance from the Local Authority.

2.Received with letter from the Deputy 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 Sevaganapalli Panchayat - Sokkarasanapalli Village - with the document no: 6471/23 Dated 06.04.2023 registered at the Hosur Sub-Registrar Office.

3. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. 3IFVOR48/2025/TCP Dated.03.04.2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the abovementioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO.62/2025.Panchayat Planning permission No 01/2025 24.04.2025 All the Special conditions mentioned must be strictly followed.

1.Layout Approval Fee - Rs.37930 /-, Dated. 23.04.2025

Therefore, Subject to Specific Conditions, Krishnagiri District, Hosur Panchayat Union, Sevaganapalli Panchayat - Sokkarasanapalli Village - extent of 1158.00 Sq.m in the Land Bearing S.F.No. 104/3S,4F,5A Residential Plots.8 It is hereby ordered to grant Approval for the above mentioned Residential Layout. Sevaganapalli PANCHAYAT RESOLUTION No. 07/2025, date : 11.04.2025 at 11.00 am, the ordinary meeting of Sevaganapalli Panchayat Office. Details the actions taken in the meeting at that time are as follows. :Thiru. K.Murugan Panchayat Special officer Sevaganapalli Panchayat, Hosur Union, Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. 3IFVOR48/2025/TCP Dated.03.04.2025and Residential Layout Technical Clearance / Concurrence / Planning Permission was issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/KRISHNAGIRI/LAYOUT NO:62/2025, 24/2025 AND Panchayat PLANNING PERMISSION NO: 01/2025 .04.2025 is give subject to specific conditions.

Conditions:

1. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
2. The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
3. Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are not allowed.
4. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.

Policy regarding the recognition of land layout approval and Planning Permission.

7.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes inland ownership.

8. 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 local body is not permitted.

9. Town and country planning department given rules should follow with out any changes

10. As per your promissory bond terms condition given by you should follow with out any changes if you avoid any terms and condition with out any intimation we will cancel the given order

11. Road, OSR land and park land any encroachment and sales will be cancel the given order

It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

12. Roads, parks and public Dravidian areas handed over to the local government by the owner of the land parcel should not be blocked by walls and should not cause any inconvenience to the public.

Special officer

Sevaganapalli Village Panchayat.

To.

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2025.05.09 09:52:56



our services doesn't just end there

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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