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# Layout Application - Final Approval Letter

Roc No: 02/2024-25 Date: 11/4/24 6:18 PM

From:

Village Panchayat

Kelavarapalli

To :

Dr.B. Vinutha Baskaran
Surya Nursing Home, No.14,
Tank street, Hosur,635109.
Krishnagiri District..

Online Application Number: YYSBBLWH

Sir/ Madam,

Sub :

Residential Layout - Office of Krishnagiri District – Hosur Panchayat Union –Kelavarapalli Panchayat - Acknowledging and Approving to an extent of 19100.00 Sq.m in the Land Bearing S.F.No. 2/1A, 32/1, 32/3, 33/3, 33/4, 34/1,34/2 Residential Plots 113 – Planning Permission issued by Deputy Director Town and Country Planning Department Krishnagiri District - reg.

Ref :

1. Applicant Dr.B.Vinutha Baskaran - Online Application No. 14PGYJ1W, Dated: 24.08.2024.
2. District Town and Country Planning Office, Krishnagiri District, Road Pattern Issued on dated: 31.08.2024
3. Joint Director /Deputy Director/Assistant Director Krishnagiri District, Letter No. YYSBBLWH/2024/TCPDated: 01.10.2024
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 ofMunicipal 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

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, Kelavarapalli Village Panchayat, and Approving to an extent of 19100.00 sq.m in the Land Bearing S.F.No. 2/1A, 32/1, 32/3, 33/3, 33/4, 34/1,34/2 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. 145/2024, 62/2024 dated:31.08.2024 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 Kelavarapalli Village Panchayat with the document no: 17095/2024 & 17098/2024 Dated: 05.07.2024 registered at the Hosur Sub-RegistrarOffice.

3. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. YYSBBLWH/2024/TCP, Dated. 01.10.2024 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.145/2024.Panchayat Planning permission No 02/2024 All the Special conditions mentioned must be strictly followed.

1.Layout Approval Fee - Rs.12300/-, Dated. 29.10.2024

Therefore, Subject to Specific Conditions, Krishnagiri District, Hosur Panchayat Union, Kelavarapalli Village Panchayat, extent of 19100 Sq.m in the Land Bearing S.F.No. 2/1A, 32/1, 32/3, 33/3, 33/4, 34/1,34/2 Residential Plots 113 It is hereby ordered to grant Approval for the above mentioned Residential Layout.

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 allowed.
4. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference 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 local body is not permitted.

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

President,
Kelavarapalli Village Panchayat.

Surya Nursing Home, No.14,
Tank street, Hosur,635109.
Krishnagiri District..

1. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Krishnagiri.
2. Kelamangalam Sub-Registrar, Hosur Sub-Registrar Office, Krishnagiri District.
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), Hosur Panchayat Union, Kelvarapalli, Krishnagiri.
6.Panchayat Secretary, Hosur Panchayat Office, Hosur Panchayat Union. Kelavarapalli PANCHAYAT RESOLUTION No.10 /2024, On , 04.10.2024 Monday at 11.00 am, the ordinary meeting of Kelavarapalli Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Chairman :Thiru.Putta Reddy Panchayat President.09 Ward Members including the Panchayat President. Krishnagiri District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. YYSBBLWH/2024/TCP, Dated.11.07.2024 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:145/2024, 62/2024 AND Panchayat PLANNING PERMISSION NO: 02/2024 04.11.2024, Seeking approval of the Council to grant approval subject to specified conditions.

President,
Kelavarapalli Village Panchayat

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Krishnagiri*
*Date:2024.11.04 18:19:00*

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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