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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 180/2025 Date: 5/2/25 6:46 PM

From:

Executive officer

10, Alagappa chettiyar street, town panchayat office, kottaiyur - 630 106, karaikudi Taluk, sivagangai District.

To :

Mr. Panneerselvam, Yadavakanth, Shanmuganathan Durai 1/3/32 Alagappa Pillai Street, Kottayur

Online Application Number: LKWGBJ77

Sir/ Madam,

Sub :

Plot – Sivaganga District – Kottayur Town Panchayat – Technical approval has been received to construct a plot – Final approval is hereby given and orders are given for the plot.

Ref :

Application of Mr. Panneerselvam, Yadavakanth, Shanmuganathan Durai 1/3/32 Alagappa Pillai Street, Kottayur - 630106 dated 12.04.2024 Attached herewith is the drawing Roc No.LKWGBJ 77/2025/ TCP, dated 28.03.2025 of the Assistant Director of Urban Planning, Sivagangai Nagar.

2. This office's letter N.K.No.201/2024/A1 dated 17.04.2025
3. Kottayur Town Panchayat Council's prior approval dated 24.04.2025.
4. Related documents.

Body:

In the technical approval letter of the Deputy Director of Sivaganga Nagar Urban Planning Zone, as seen in View-1, following the granting of technical approval for 31 plots in Survey No. 658/4A,Following the need for permission to subdivide the land into plots, prior permission has been obtained from the Municipal Council to grant final approval for the above subdivision as per the details given in View-3.Following the notification of this office, which is shown in Exhibit-2, which has fixed the fees for obtaining final approval for the above land allotment, the petitioner has been informed as mentioned in the notification.Following the

request for approval for the above plot along with the bank draft and challan for the payments, final approval is hereby granted for the above plot subject to the conditions mentioned below.

Conditions

1,The petitioner should act in accordance with the conditions mentioned in the letter of the Deputy Director of Urban Planning, Sivaganga Division, No. LKWGBJ 77/2025/ TCP, dated 28.03.2025.

2,No changes to the dimensions of the plot or further subdivision of the plot, contrary to the plan approved by the Town and Country Planning Department, shall be made for any reason without the prior approval of the Town and Country Planning Department.

3,Any land shown on the approved plan, other than those selected for public purposes, may be used for the construction of residential houses.It should be used only for public facilities. It should not be used for construction of shops, warehouses and non-residential buildings. The land selected for public facilities All land should be used only for the uses indicated on the approved plans. Those areas should be used only for the uses for which they are allocated.

4.The building limits shall be as shown on the approved map for the streets shown on the map. The width of the road in the plot shall be 7.2 meters below the building limit of 12.4 meters, and 3.0 meters above the 9-meter and below 12 meters20 feet) from the highest point of the street in the area within the boundaries of the plot and the building limits as per the prevailing Municipal Building Rules.No building or wall shall be constructed other than a perimeter wall or fence not exceeding 2.40 m (8 ft) in height as per the building rules of the District Municipalities.

5.Within the lateral boundary of the plot, an open space of at least the extent determined by the Town and Country Planning Department from time to time shall be left on each side between the building and the plot.

6,The corners of the plots located at the intersection of two legs should be set with the bend (luntuhalu) shown on the approved plan.

7,In the case of a plot of land located in an expansion development plan area, according to the plan rules, buildings should not be constructed on more than 50 or 67 percent of the plot area.Open space left unbuilt should be maintained cleanly as a garden, open space or for personal use.

8,One should not level the ground more than is necessary to lay the foundation (kudiraneyavaide), repair landslides, or dig up soil from the land to create ditches or pits.

9,Shade trees should be planted on all streets with a width of more than 1 meter, not more than 9.00 meters apart and within 1.00 meters of the road boundary.

10,Before buildings are constructed on the land in the subdivision, separate permission must be obtained from the Kottayur Town Panchayat for each building.

11,The land allotted for the shop or shops in the land division should be subdivided as shown on the map. The land should be used only for its intended purpose.

12,The land/plots reserved for temples, churches and mosques should be subdivided as shown on the map. The plots should be used only for their intended purpose.

13,The plots allocated for parks, public uses, open spaces, etc. should be subdivided at the Taluk Office and donated to the Kottayur Town Panchayat. The expenses incurred for this should be borne by the plot owners themselves.

14,If a low voltage/high voltage power line/telephone line passes through the property, the line should be relocated to the edge of the road or as shown on the approved subdivision plan with appropriate permission.

15,The owners of the plots should enter into an agreement with the district administration stating that they are subject to the above conditions. The plots should be registered with the relevant sub-registrar's office.

16, If a subdivision is being constructed in an area where the Tamil Nadu Urban Land Ceiling Act, 1978 is in force, the details of the approval given to the subdivision must be communicated to the relevant Ceiling Act Officer.

17,The date on which the resolution of the House approved by the Housing Division is counted, through a permanent notice board measuring 6'x4' at the entrance gate of the Housing Division at the location where the Housing Division has been approved,The date and number of the agreement between the council and the petitioner should be clearly stated and permanently posted for public viewing.

18,If the evidence provided regarding the land title and the documents submitted for consideration are later found to be incorrect or if approval for this division is granted, the consequences may beIf circumstances arise, the final approval given to this building will be revoked without any prior notice.

Allocation details of approved land units
Total area of 1 block
5670.00 sq.m. (1.40 acres)
Alloted plots 31
Proposed roads and corner plots. 1306.98 sq.m

Park -
Allocation for local government 30.15 sq.m
For Tamil Nadu Electricity Generation and Distribution
Corporation.
30.15 sq.m

Charges
Application fee Rs.500/-
2. Land permit fee Rs.14000/-
3. Survey fee Rs.2.00 per square meter Rs.5671/- for 2835.40 square meters (0.69 acres)
4,Land use conversion fee at the rate of 6460 per square meter for 2331 square meters at market value of Rs.15058260 = Rs.3 = 451748/-
5. Miscellaneous fee (Flag day) Rs.5000/- should be paid in writing to the address (Armed Forces Flag day Fund in Sivagangai).
6. Land type usage fee Rs.20,000/-

Attachment: Final approved subdivision map.

Executive Officer
Kottaiyur Town Panchayat
Sivaganga District

Recipient: Mr. Panneerselvam, Yadavakanth, Shanmuganathan Durai 1/3/32 Alagappa Pillai Street, Kottaiyur - 630106

Copy to:
1. Deputy Director of Urban Planning Zone, Sivaganga.
2. Assistant Director (District Administration), Sivaganga Zone, Sivaganga.
3. Sub-Registrar, 1st Water Sub-Registrar's Office, Karaikudi.

Executive officer

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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