Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 451/2024

Date: 11/13/24 4:47 PM

From:

Executive officer

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

To :

Periyakaruppan Annamalai

Online Application Number: 87Q041EB

Sir/ Madam,

Sub :

Layout Approval

Ref :

1.Date of application of Mr. Periyakaruppan Annamalai, 3, Abhiramapuram 2nd Street, Mylapore Chennai-600004.26.06.2024. Accompanying this is the drawing approval of Sivagangai Nagar Urban Development Assistant Director Roc No. 87Q041EB/2024/2024/TCP, dt.15.10.2024.
2. Kottaiyur Municipal Council Resolution No. 322 dated 28.10.2024
3. This authority letter NO.451/2024 dated 04.11.2024
4.Letter No.047/43APP/2024 dated 09.10.2024 from the Joint Registrar, Karaikudi.
5. This authority letter NO.451/2024 dated 11.11.2024
6. Relevant documents

Body:

In the technical approval letter of the deputy director of Sivagangai Nagar Urban Planning Zone seen in view-1, following the technical approval for Ward No. 15, 42 plot in Survey No. 617/4A, following the need for permission to subdivide the land into plots,As per view-2, permission has been obtained from the municipal council to give final approval to the said plot. After fixing the fees for obtaining final approval for the said plot and issuing this

authority notice to the petitioner as seen in view-5 Final approval is given for the said plot subject to the conditions mentioned below after seeking approval for the said plot along with the islan for the charges mentioned in the notification.

Conditions

1. Deputy Director Sivagangai Mandal Nagar Urban Development's letter No. 87Q041EB/2024/2024/TCP, dated 15.10.2024 the petitioner shall act as per the conditions mentioned.
2.Alteration of the dimensions of the plot and further subdivision of the plot contrary to the plan approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.
3.Any plot shown in the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. It shall not be used for construction of shop, commercial road and non-residential building.All areas selected for public facilities shall be used only for the uses indicated on the approved maps.
Those spaces should be used only for the designated uses.The plots should be subdivided in the land survey documents for the intended use.
4.Streets shown on the approved map shall have building limits as shown on the map.The road width in the subdivision is 7.2 meters under 12.4 meters and 6 meters (20 feet) for roads with a width of 9-meters and under 12 meters and more than 3.0 meters.No building or wall shall be constructed other than a perimeter wall or fence not exceeding 2.40 m (8 feet) in height 1.8 m (6 feet) from the highest level of the street as per the prevailing municipal building regulations.
5.An open space shall be left between the building and the side boundary of the plot on each side at least to such extent as may be fixed by the Town Planning Department from time to time.In the case of a plot located in the expansion plan area, as per the plan rules, no building should be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt as a garden, open yard or for personal use should be kept clean.
6.Corners of plots located at the junction of two roads should be laid out with SPLAY as shown on the approved map.
7.In the case of a plot located in the expansion plan area, as per the plan rules, the building should not be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt as a garden, open yard or for personal use should be kept clean.
8.Do not level the ground more than necessary for laying the foundation, repair the landslide, dig holes and pits from the land.
9.Shade trees on all internal streets more than 9 meters in width shall be placed within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
10.A separate permission from the Kotayur Municipal Corporation is required for each building before constructing any buildings on the land in the subdivision.
11.The plot for shop or shops allocated in the plot should be subdivided as shown in the map. Plots should be used only for their intended purpose.
12.The site/sites reserved for temple, church, mosque should be subdivided as shown in the map. Plots should be used only for their intended purpose.
13.Plots earmarked for park, public use, open spaces etc. should be sub-divided in the District Collector's office and handed over to the Kotayur Municipality as a donation. The expenses incurred for the same have to be borne by the plot owners themselves.
14.If a low voltage / high voltage power line / telegraph line is laid through the plot, the line should be diverted to the edge of the road or as shown in the approved plot plan with due permission
15.The owners of the plot must enter into a written agreement with the municipality that they will abide by the above conditions
want Allotment conditions should be registered in the concerned registrar's office.
16.In case of subdivision where the Tamil Nadu Urban Land Ceiling Act, 1978 is in force, details of approval for subdivision should be communicated to the concerned Ceiling Act Officer.
17.The date of counting of council resolution approving the plot through a permanent notice board of size '6x4' at the entrance gate of the plot where the plot has been approved,the date and number of the agreement between the forum and the petitioner should be clearly stated and permanently announced for public view/
18.Later, the proofs provided regarding the land license and the documents submitted for consideration were not valid Final approval for this plot will be canceled without any prior notice if it is known or there is any situation which may affect the approval of this plot.

Allotment details of the approved plot:
Total area of plot area
8060 sq.m. (2 Acres)
Allotment Plots 42

1. Proposed roads and
   Corner joints. 1570.39 cm
2. Park –
3. Provision for Local Government. 33.65 cm.
4. Tamil Nadu Power Generation and Distribution
   For the corporation. 34.34 cm.

Charges.
1) Application Fee Rs.500/-
2) Fee for plot clearance Rs.42,000/- at the rate of 42O1000
3) Survey Charges at 2.00 per sq. ft. 86800 (2 Acres) Rs.1,73,600/-
4) Change of land use fee Rs.775/- per square meter for 8060 square meters market value Rs.62,46,500/-
Rs.3 = Rs.1,87,395/-
1570.39 cm.
5.Land Use Fee Rs.20,000/-

To : Mr.Periyagaruppan Annamalai, 3, Abhiramapuram 2nd Street, Mylapore Chennai- 600004

Copy sent to:
1. Deputy Director of Urban Development Zone, Sivagangai.
2. Assistant Director (Municipalities), Sivagangai Zone, Sivagangai.
3. Deputy Registrar, 1st Joint Deputy Registrar Office, Karaikudi.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Sivagangai
Date:2024.11.13 16:47:00

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.