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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 474/2024/A2

Date: 10/16/24 4:08 PM

From:

Executive officer

Door No.8
Town Panchayat Office, Aranthangi Main road Puduvayal-630108.

To :

S.Anandha Krishnan,
Door No.28, Ward No.17,
Bagabathi Agaragaram Street,
Manamadurai.

Online Application Number: CZQZBY7U

Sir/ Madam,

Sub :

Layout Final approval – Sivagangai District – Puduvayal Town Panchayat – Technical approval for Layout of has been obtained in Survey.No.80/17 – Final approval for Layout is ordered.

Ref :

1) Joint Director / Deputy Director / Assistant Director, Collectorate Campus, Sivagangai District's Town Planning Permission letter Roc. SWP/CZQZBY7U/2024 /2024/TCP, Dated.02/07/2024.
2) Puduvayal Town Panchayat's Council resoulation No.100, Dated.16.08.2024.
3) and connecting records.

Body:

In the technical approval letter of the Sivagangai District, Deputy Director of Town and Country Planning sited in Para No.1, in Survey No.80/17, after giving technical approval for 14 plots, following the permission to divide the land into plots, according to the details sited in para No.2, to give final approval to the said plot Permission has been obtained before the Puduvayal Town Panchayat's council final approval for the said plot has been given to the applicant after determining the charges for obtaining final approval for the said plot and after submitting the challan for the fees mentioned in the notification to the petitioner, subject to the conditions mentioned below, the final approval is given for the said plot.
Conditions :

1. Sivagangai District, Deputy Director of Town and Country Planning 's letter No. SWP/CZQBY7U/2024/2024/TCP,dated 02.07.2024, the petitioner shall act as per the conditions mentioned.
2. Alteration of plot dimensions and further subdivision of the plot contrary to the plan approved by the Town and Country Planning shall not be done without the prior approval of the Town and Country Planning.
3. Any plot shown on 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.The plots should be subdivided in land survey documents for the intended use.
4. Streets shown on the approved map shall have building limits as shown on the map. The width of the road 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 side boundary of the plot and the building on each side at least to such extent as may be fixed by the Town Planning Department from time to time.
6. Corners of plots located at the meeting point of two legs should be laid with the turn (Lujnaduhalu) as shown on the approved map.
7. In the case of a plot located in an expansion development plan area, as per the plan rules, no building shall be constructed on 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 what is required to lay the footing (kudiraneyavaide), repair the landslide, dig up soil from the plot and create ditches and pits.
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. Separate permission for each building should be obtained from the Kotayur Municipal Corporation before construction of buildings on the plot in the subdivision.
11. The plot for the 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 Puduvayal Town Panchayat 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 on the approved plot plan with due permission.
15. The owners of the plot should enter into an agreement with the Town Panchayat to meet the above conditions. Allotment conditions should be registered in the concerned registrar's office. Plots may be sold or leased subject to the above conditions. The above stipulations should be incorporated as part of the sale deeds to bind both the seller and the buyer of the plots. Also, you must register at Real Estate Regulatory Authority.
16. In case of subdivision where the Tamil Nadu Urban Land Ceiling Act, 1978 is in force, details of approval for subdivision should be intimated to the concerned Ceiling Act Officer.
17. Where the subdivision has been approved, a 6'x4' permanent notice board at the entry gate of the subdivision should clearly state the date of the resolution of the council approving the subdivision and the date of the agreement between the council and the petitioner.
18. The final approval for this plot shall be canceled without any prior notice if the proofs issued regarding the land license and the documents submitted for consideration are later found to be incorrect or if there is any situation which may affect the approval of this plot.
Allotment details of the approved plot-
Total area of plot area 2876.00 sq.m.
approved 14 Plots

Proposed roads and Corner joints. 562.73 .

Total area of plot area 2313.27 sq.m.

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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