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Layout Application - Final Approval Letter

Roc No: 004/2024

Date: 11/20/24 2:03 PM

From:

Village Panchayat

ENATHI-THELI

To :

N.MANIKANDAN
21E, Pamban Road, New Magalipatti Road, Madurai South, Madurai-625001.

Online Application Number:

C0QSMV4K

Sir/ Madam,

Sub :

Sub: Residential Plot - Regularization A residential plot measuring 0.96 Acres (3900.00 Sq. Mtr) situated in Survey No.487/7, in Enadi Theli Panchayat Union of Sivagangai District Tiruppuvanam Panchayat Union with demarcation and principle. Order granting consent to subdivision of land - Reg

Ref :

Reference: Sivagangai District, District Urban Development Office, Assistant Director (M.G.O.)
Proceedings No.: L.P(SWP)/DTCP/SIVAGANGAI NO:195/2024 Dated 12/11/2024.

Body:

ORDER:

In the letter seen in view 1, Sivagangai District, District Urban Development Office, Tiruppuvanam Panchayat Union Enadi -Theli Panchayat S.F No.487/7, 0.96 Acres (3900.00 sq. m) The residential plot located in the area, the map and revised principle plot map by Sivagangai City Planning (In Principally accepted layout frame) numbered as L.P(SWP)/DTCP/SIVAGANGAI No.:195/2024 and given technical permission by Urban Planning Planning permission under section 49 of the Act 1971 subject to the following special terms and conditions provided.

1. Roads for residential plots situated in the plot & The park is reserved. Donate it to Enadi-Theli panchayat
The deed registration was done by the petitioner.

2. Layout Approval Fees and Layout Inspection Fees paid Rs.26,684/- (Rupees Twenty Six Thousand Six Hundred and Eighty Four Only) in the Enathi Theli panchayat account paid through Online vide Transaction ID: 60b2f46c-2496-48ab-8d35-2d8cdc92541a date 20.11.2024 has been paid.

Conditions:

1. (i) Plots and streets shall be demarcated by boundary stones as per drawing as per approved L.P(SWP)/DTCP/SIVAGANGAI NO:195/2024.
(ii) Sivagangai District, District Town Planning Office Member Secretary shall not change the dimensions of plots, layouts of roads, sizes, public allotments without the prior approval of the Member Secretary of the Local Planning Committee for any reason.
2. Corners of plots located at intersections of roads shall be laid out with the turn shown on the approved map.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. 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 shops and non-residential buildings. All areas selected for public facilities shall be used only for the uses indicated on the approved maps. The plots should be subdivided in the land survey documents for the intended use.
5. In the case of a subdivision where the expansion development plan areas are located, only one single dwelling per plot as per the scheme rules to be built. One sided houses should be built. For this Rather than the size recognized in individual plots at any time, no premises shall be used in such a way as to alter the structure.
6. Streets shown on the approved map shall have building limits as shown on the map. 1.50 meters for roads between 7 meters and 10 meters wide, 4.50 meters for roads above 12 meters and 15 meters wide and 6.20 meters for roads 18 meters and above. As per Panchayat Building Rules, no building or wall shall be constructed on the land within the boundaries and building limits of the plot, except for a perimeter wall or fence, which is not 1.80 m above the highest level of the street and 2.40 m as per the District Municipal Building Rules.
7. An open space of at least 1.50 m on each side or at least 3.00 m on one side only shall be provided between the side boundary of the plot and the building. For plots with plot width up to 10 meters' side clearance should be provided at least 1.50 meters on one side.
& There shall be an open space of at least 3 meters between the rear boundary of each plot and the building extending to the entire width of the plot. Only non-residential but ancillary buildings may be erected in this rear open space such as well, latrines, cisterns, cow sheds, cart parking sheds etc. But the buildings shall not exceed one-third of the length of the rear boundary in aggregate, shall not exceed one-third of the length of the rear boundary of the plot and shall not exceed 3.00 meters / 3.75 meters above the rear ground level of the plot.
9. If the plot is located in the expansion development plan area, the plan According to the rules, no building should be built on more than 50 percent of the plot area. An open space left unbuilt as a garden or open Cleaning maintenance is required for yard or personal use.
10. To raise the hollowed part of the plot to street level
11. Do not level the ground more than necessary to lay the foundation, repair the landslide, dig pits and pits from the land.
12. Shade trees on all streets exceeding 9 meters in width shall be placed within 100 meters of the road boundary not exceeding a distance of 9.00 meters from the opposite side.
13. Approval from Panchayat President /Executive Officer, Enathi-Theli Panchayat, Tiruppuvanam Panchayat Union regarding petitioner's plot. should be received. Buildings on the plot of land to obtain permission from the local authority for every building before construction
14. 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.
15. The owners of the plot must enter into an agreement with the Executive Authority in writing that they will abide by the above condition. Allotment conditions should be registered in the office of the concerned registrar. Plots are sold or leased subject to the above conditions. The above clauses should be included as part of the sale deeds to bind both the seller and the buyer of the plots.
16. (i) If there is any problem regarding the right of land for the plot as only the technical approval of the Member Secretary has been given for the said plot. A decision should be taken by the local authorities.
(ii) Tamil Nadu Urban Land Ceiling Act 1978 in force Approval for subdivision is granted if subdivision is established at the site The details should be reported to the concerned ceiling authority.
(iii) Location of plot The Land Acquisition Act, 1984 Section 4(1) even after considering

whether a declaration has been made Regarding Land Ceiling Act 1978 and Land Reforms Act 1961

Based on the assurance given by the petitioner to complete the terms The subdivision is approved by the local authority. In this If there are defects, the petitioner shall take full responsibility for the same.

(iv) A copy of the proceeding of the Administrative Officer when the said subdivision is approved by the local body should be sent to this authority.

(v) Approval of the subdivision on the basis of the petitioner's assurance that no Land Plan Schedule has been received for consideration in relation to the above Acts. Acknowledgment is given. If there are defects in it Petitioner shall bear full responsibility.

17. Once the petitioner receives the approval of the subdivision map from the District Development Officer, Tiruppuvanam Panchayat Union, a notice should be posted at the place where the subdivision has been approved, clearly indicating 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 land license is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a plot has been approved for a place where there is no actual land licence.

19. If the proofs issued regarding the land license and the documents submitted for consideration are found to be incorrect or if there is a situation where the technical approval for the plot may be affected, the technical approval granted to the plot will be cancelled by the Director of Urban Development without any prior notice.

20. At the time of sale of the plots for sale, a copy of this order along with a copy of the plan approved by the Urban Development Department must be provided to the purchasers.

21. 6'x4' permanent information at the entrance gate of the plot without any alteration/abandonment of the approved plot map. It should be permanently published for public view by means of a board.

22. All the roads in the plot will be taken up as per the local authority rules as per the local authority rules as per the principle plot boundary map. Further, the local authority will take over the road portion shown as access road from the public road to the plot where the petitioner's plot is located.

23. The sub-division map of the sub-division map and the OSR allotment places if any, along with the sub-division map and copy of the donation deed, will be sent to the concerned local authority and steps will be taken to make appropriate entries with the sub-division in the revenue department documents.

24. This limit applies only to plots and shall not be considered as limit for buildings situated on the plot.

25. No alteration shall be made in the plot plan sanctioned at the Local Planning Commission Office without the approval of this authority.

26. The Urban Development Department has not confirmed the land ownership of the applicant by granting in Principle approval. If there is any other individual claim on top of that, Urban Development Department is not the appropriate body to decide this. Similarly, Panchayat or Panchayat Union is not a suitable organization. It should be settled by a competent court.

27. Trees should be planted and maintained at a distance of 10 feet together on both sides of the road.

28. Sivagangai Local Planning Committee Member Secretary's Proceedings No. C0QSMV4K/2024/TCP-reported Subdivision conditions must also be strictly adhered to.

29. When this order in case of breach of the above conditions Petitioner is informed that cancellation will be done soon.

Allotment details of the plot as per map:

Area of plot area -0.96 Acres (3900.00 Sqm)

Number of plots claimed -20 Numbers

No. of plots allotted - 20 Numbers

General allocation (donation to local body done)

Area of plot area -3900.00 Sqm

Proposed subdivision road and Area of corner Joints -1266.23 Sqm

Area of remaining plot -2633.7 Sqm

General Allotment (Delivered by Donation as per TNCD & BR 2019-Rule 47(8))

For local body use Park 265.61 Sqm (10.08%)

For local body use 17.01 Sqm (0.65%)

For TANGEDCO use 16.28 Sqm (0.62%)

Tiruppuvanam Panchayat Union - Enathi subject to the above conditions It is hereby ordered that residential plot No. 1 to 20 of Enathi Panchayat is approved in survey number 487/7 in an area of 0.96 acres (3900.00 sq.m.).

-----SD-----

President

Panchayat

Panchayat

Enathi-Theli

Thiruppuvanam Panchayat

Union

Recipient: -

Mr.N.MANIKANDAN,
21E, Pamban Road, New Magalipatti Road,
Madurai South, Madurai-625001.

Copy :

Assistant Director, Sivagangai.

Copy : Panchayat Secretary, Enadi - Theli Panchayat.

Village



Signature valid

Signed by: Village Panchayat President
Location: Sivagangai
Date: 2024.11.20 14:03:24



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.

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Verify My Land

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Watch a property and hear about it when something new is registered against it.

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The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

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EC Analyzer

Bank charge check

Court case search

Seller background check

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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

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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Legal opinions, due diligence and title verification

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