

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter

Roc No: ROC NO.194/2024/A2
Date.22.02.2024

Date: 2/24/24 6:39 PM

From:

Executive officer

Ward No 7, Palani Dindigul Main Road, Ayakudi, Palani Taluk, Pincode 624613

To :

1. Mr.H.Emmanuel Desingam, 1B-1/17,A.P.P.Nagar West, Dharapuram Road, Oddanchataram, Dindigul District

Online Application Number:

Y806ATHP

Sir/ Madam,

Sub :

Plot - Dindigul District - Ayakudi Selection Grade Town Panchayat - Ayakudi Village - Survey no. 132/2D, Patta No.7487 Granted Technical approval for 16 Residential plots situated in an area of 0.730 acres or 2992 sq.mtrs - regarding Grant of final approval.

Ref :

1. Deputy Director, Urban Development, Dindigul-624001 vide letter No.3TBISJIV/2023/TCP, dated 23.01.2024.
2. This Office authority's letter No.194/2024/A1, dated 24.01.2024.
3. Mr.H.Emmanuel Desingam, 1B-1/17, AP Nagar West, Tarapuram Road, Ottanchatram, Dindigul District.
4. Directorate of Municipal Administration, Chennai vide circular No.12843/2022/DB2, dated 20.10.2022.
5. Ayakudi Town Panchayat Council resolution no.260/2023 date. 22.02.2024.

Body:

Order:

Dindigul District Ayakudi Exam Level East Ayakudi Village under Town Panchayat, Survey No. 132/2D, for the proposed Residential plot constructed in Patta No.7487 with an area of 0.730 acres or 2992 sq.mtrs as seen in view 1 from Assistant Director Urban Development, District Urban Development Office, Dindigul District, Dindigul letter no. Y806ATHP/2024/TCP, Dated

23.01.2024. Map Permit No. numbered as Technical clearance has been granted as per SWP/DTCP Dindigul/Plot 12/2024. The petitioner was informed to complete the infrastructure through this letter of authority as seen in Exhibit 2. After the petitioner stated in view 3 that the infrastructure has been completed in the proposed residential plot, after stating that the site of the plot has been surveyed, the plot site was surveyed and as per the resolution of this municipal council as seen in view 5, the resolution was passed to give final approval to the plot and Village Survey No. 132/2D under Ayakudi Selection District Town Panchayat. Patta No.7487 with an area of 0.730 acres or 2992 sq.mtrs and final approval is granted subject to the following conditions for 16 Residential plots.

Details of the allotments of the plot for which the final approval has been purchased

1. Plot area : 0.730 acres or 2992 sq.m.
2. Plots allotted : 16 nos
3. Proposed roads and corner curbs Road Area : 241.79 Sq.m
4. Park : 288.00 sq.m
5. Allocation to Local Government : 15.66 Sqm (0.54%)
6. Sales to Tamil Nadu Power Generation and Distribution Corporation : 15.34 sq.m (0.53%)
7. Area of EWS Plots :-
8. EWS Plot Nos :-

conditions

1. Changes in plot sizes, road systems, sizes, general allocations and further subdivision of the plots contrary to the map approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department and the Local Government Department.
2. The corners of the plots located at the intersection of two roads should be constructed with the turn (Splay) shown on the approved map.
3. No plot shall be sold, leased or transferred in any other manner or any building constructed on any plot before fulfilling the above two conditions.
4. Any plot shown in the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, in the places where the land use is requested to be changed, the permission will be given by the local government only after obtaining the prior permission of the Urban Development Department in Residential Use mentioned in TNCDBR-2019.
5. The hollowed part of the plot should be raised to the street level.
- 6.7.2 Meeters Shade trees on all streets exceeding 1 meters in width shall be placed within 1 meter of the road boundary at a distance not exceeding 164 meters in opposition to each other.
7. The petitioner should obtain the approval of the order and maps related to the plot from the Executive Officer, Ayakudy Selection Board. Before constructing any buildings on the land in the subdivision, permission should be obtained from the local authority for each building.
8. If a low voltage / high voltage line / telegraph line is laid between the plots, the line should be re-routed as shown on the approved plot plan and not to the roadside.
9. The approved plot map should be permanently published for public view without any change / omission through a permanent notice board of size 6x4 at the entrance gate of the plot specifying the council resolution number and date of approval of the plot.
10. 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.
11. If the proofs issued regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the final approval for the plot may be affected, the final approval given to the plot will be canceled by the Executive Officer of the Ayakudi District Municipality without any prior notice.
12. A copy of the plan approved by Urban Development Department along with a copy of this order shall be compulsorily provided to the purchasers while selling the plots for sale.
13. If the person or other persons who get the approval of the plot try to sell or sell the land allotted for the purpose of park, children's playground, open space, etc., criminal action will be taken against them and action will be taken to confiscate the land.

Special conditions

1. Any person desiring to purchase the property, the applicant must separately prove his ownership of the property. And if any other individual claims the same, they can settle the same before a court of appropriate jurisdiction. Ayakudy Municipality is not the appropriate body to decide this.
2. If there is any pending court case against the proposal, the approval given to the proposal will be canceled without any prior notice and action will be taken.

Executive Officer,
Ayakudi Town Panchayat,
Dindigul District.

Link:-

Diagram-1

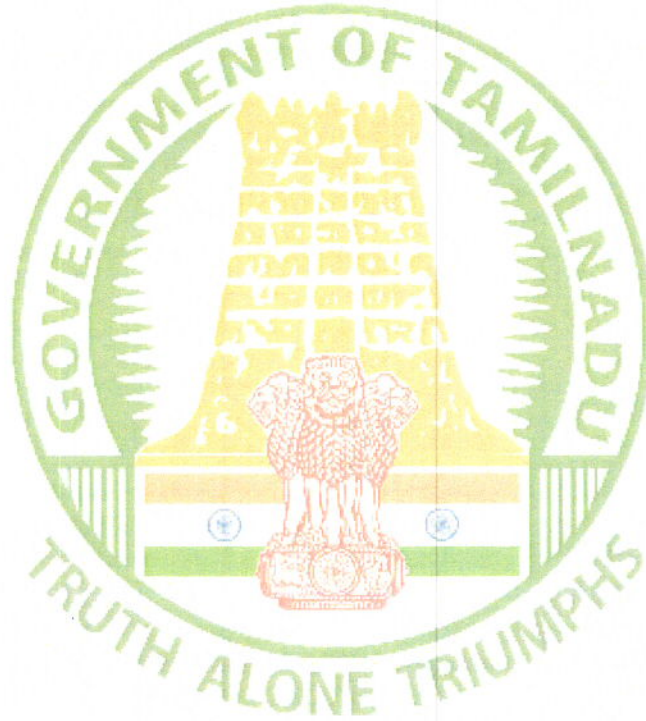
Receiving:-

Mr. H. Emmanuel Desingam,
1B-1/17,A.P.P.Nagar West,
Tarapuram Road,
Ottanchatram,
Dindigul District.

Copy:-

1. Deputy Director of Urban Development, District Office, 14, Vivekananda Nagar, Dindigul
2. The Registrar, Office of the Registrar, Palani.

Executive officer



Validity unknownSignature valid

Signed by: Executive Officer
Location:Dindigul
Date:2024.02.24 18:39:20



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](#)



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
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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

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

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