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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc No: 01/2024

Date: 7/23/24 3:22 PM

From:

Date:
29.07.2024

Village Panchayat

Ottaparai

To :

Thiru.V.G. Sundararajan and one number
259,perumal kovil street
Kulavikaradu,Gobichettipalayam
Paariyur,Erode,638476

Online Application Number: 1TZAJHAS

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Chennimalai Panchayat Union, Ottaparai Village Panchayat acknowledging and Approving in
S.F.No: 392/1A2 at 1.40 Acre or 5669.00 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

Ref:
1.Applicants Thiru.V.G. Sundararajan and one number Online application No: 1TZAJHAS/2024/TCP Date:16.02.2024.
2.Road Pattern plan approved by the Districtor Town and Country Planning office Erode Date :13.03.2024.
3.Letter No.M.M.C3/818/2024, dated:07.02.2024 of Joint Director , Agriculture Department ,Erode District .
4.Letter Roc No:19799/2020,Date:24.12.2020 of Districtor of Town and Country Planning. Chennai (circular)
5.Applicants Thiru.V.G. Sundararajan and one number Giftdeed Uploaded Date: 25.03.2024.(Gift deed Document No:Local Boady Doc No:1216/ 2024.Date:22.03.2024, TANGEDCO Doc No:1215/2024. Dt:22.03.2024.)

6.G.O.138,Housing and Urban Development Department, Dated: 04.06.2004.
7.G.O.79,Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.No:18 Department of Municipal Administration and Water Supply Date:04.02.2019.and GO No:
16.Department of Municipal Administration and Water Supply Date:31.01.2020 and GO No:181 Housing and Urban Development , Date:09.12.2020.
9. G O No:141 Housing and Urban Development Department,Date:23.09.2020 and 16.07.2022.
10.Govermet Letter No:19113/ Nov4(3) / 2017-1, Housing and Urban Development Department , Dated:30.08.2017.
11. Letter No:13686/2017/ LA1,Date:08.09.2017 of Commissioner of Town and Country Planning, Chennai(Circular).
12.Letter Roc No:320/2022/ TCP3,Date:07.01.2022 of Districtor Town and Country Planning. Chennai(Circular).
13.Demand Payment Request Letter , Date :13.03.2024and 01.04.2024 (Requiring Payment of Centage Fee, Display Board Fee , osr Guideline Value Fee and Flage Day Fund).
14. Applicants , Thiru.V.G. Sundararajan and one number Date :25.03.2024and 01.04.2024 (Payment of Centage Fee, Display Board Fee,and Flage Day Fund).
15.Letter Roc No:4367/2019/ TCP2,Date:14.08.2021 of Districtor Town and Country Planning. Chennai (Circular).

Body:

Order:
1.In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Chennimalai Panchayat Union,Ottaparai Village and Panchayat , R.S.No:392/1A2 IN Attavanai pidariyur village of 1.40 Acres proposed residential layout, The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follow SWP /DTCP/ ERODE/LAYOUT APPROVAL No:96/2024 dated on 03.04.2024 subject to Special conditions and Technical clearance from the Local Authority.
2.Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Erode District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the Layout
Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been
provided as per the standards specified by the local Body. Public Space area of 22.16 sqm and 20.58 Sqm and Roads area of 1810.62 sq.m are donated to the Ottaparai Panchayat with the Document No:1215,1216/2024 dated:22.03.2024 registered at the Chennimalai Sub registrar Office.
2.According to the ordinance in Reference 6, 3% Market Value fee for Residential Layout Plot of Rs.63000/- (Rupees sixty three thousand Only) has been paid by the Applicant towards Bank of Baroda , Receipt No: 20240715000829 Dated: 15.07.2024 and the bank Receipt has been handed over to the Ottaparai Panchayat by the Applicant.
3.The fees/charges collected from the applicant are as follows:
Layout Approval fees : 25400/- Dt:11.07.2024 online payment
Layout inspection fees :1000/- Dt:11.07.2024.online payment
Therefore, Subject to Specific Conditions, Erode District, Chennimalai Panchayat Union,Ottaparai Village and Panchayat , R.S.No: 392/1A2 of 1.40 acres extent of I hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:
1.Erode District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No:1TZAJHAS/2024 TCP Dated: 03.04.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number:
SWP/DTCP/ERODE/LAYOUT APPROVAL No : 96/2024.
All the Special conditions mentioned must be strictly followed.
2.Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
3.The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4.Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.

5.The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
6.Every plot deed registration should be accompanied by a copy of this layout approval map.
7.The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9.Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.
10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.
Special Conditions:
1(1). Plots and streets approved by the Deputy Director (Incharge), District Town and Country Planning Department, ROC No: 1TZAJHAS/2024 /TCP Dated: 03.04.2024 are numbered and boundary stones should laid as per approved map. All the streets within the plot shall be paved by the applicant with Tar road as per the rules laid down under Section 3(3) of the Tamil Nadu Panchayat Building Rules, to a level and width as determined by the Executive Authority.
1(2). In addition, the applicant should set up necessary facilities such as bridges, sewers, drainage, cleaning facilities, solar street lights as per the opinion of the Executive authority.
1(3). Subdivision amount for proposed road and public use area during the survey period should be paid to local authority by applicant. In order to implement this, the applicant has to sign the deed after agreeing to pay the sub-division fee for handing over the roads from the applicant.
2). Corners of plots located at the junction of two roads should be laid with the splay shown on the approved plan.
3) The building line shall be left to the streets as shown on the approved map . The building line for upto 9m road the building line should be 1.5 meters (5 feet), for 9m to 18m road the building line should be 3.0 meters (10 feet) and 18m to 30.5m road the building line should be 4.5 meters (15 feet) and above 30.5m road the building line should be 6 meters (20 ft) allowed. As per the Panchayat Building Rules, no building or structure shall not be constructed on the land area within the boundary and building lines of the plot 1.8m (6-feet) from road level and not exceeding 2.4m (8-feet) in height as per the District Municipalities Building Rules other than a perimeter wall or fence.
4). Side setback for 7m height building an plot width below 9m the setback will be 1.0 m on one side and plot width above 9m the side setback will be 1m on either side or 2m on one side. Side setback for 7m to 12m height building an plot width above 6m to 9m the setback will be 1.5 m on one side and plot width above 9m the setback will be 1.5m on Each side or 3m on one side.
5).Rear setback for 7m height building not required and above 7m to 12m height building an rear setback is 1.5m required.
6). In approved layout the plots should be filled by the soil upto street level.
7). Do not level the ground more than necessary for laying the foundation, repair the landslide and do not dig soil from the land to create ditches and pits.
8). On all streets exceeding 9 meters in width, trees shall be planted not more than 9.00 meters consecutively within 1.0 meters of the road boundary.
9). Applicant should obtain permission from the concerned The special officer/President of Ottaparai Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.
10). In approved layout land marked for park or public purpose should be sub-divided in the name of localbody by taluk office and handed over to the local body as a donation before the local authority grants approval. This should be followed by the local body without fail. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by localbody.
11). The Applicant should enter into an agreement with the Executive Authority of the Ottaparai Panchayat in writing that the owners of the land are subject to 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 conditions should be included as part of the sale deeds to bind both the seller and the buyer of the plots.
12). (a). As only technical approval has been given for the said plot by the District Town and Country Planning Department, the legal authority should be informed about the ceiling related to the land right for the plot.
(b) If the subdivision is located in a place where the Tamil Nadu Land Ceiling Act, 1978 is in force, the details of approval for the subdivision should be reported to the concerned Ceiling Act Officer.
13).A permanent notice board of size 6×4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.

14). Details of allotments of plots for which technical approval has been granted: -

1) Plot area : 1.40 acres or 5669.00 sq.m.

2) No of plots : 24

3) Area of Road : 1810.62 sq.m

4) Public use (Local body) : 22.16 sq.m

Village

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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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.