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Layout Application - Final Approval Letter

Roc No: 03/2024 Date: 9/5/24 12:12 PM

From:

Village Panchayat

Panchayat Office Building, Alappiranthan Village, Alappirandan - 622 202.

To :

Mr.Anandhan,
Ravichandran,
Lakshmi,
85/9 Manivilan 7th Street,
Aranthangi ,
Online Application Number :023MTH1K
Submitted Date :17.04.2024

Online Application Number: 023MTH1K

Sir/ Madam,

Sir/ Madam,

Sub :

Residential Layout - Pudukkottai District- Aranthangi Taluk – Aranthangi Panchayat Union- Alapiranthan Panchayat / Village -S.F.No:193/7B and 23 - extent of 5000.00 Sq.m - Technical clearance issued- Final Approved Issued - Regarding

Ref :

Joint Director / Deputy Director / Assistant Director, District DTCP Office, Pudukkottai. approved number SWP/LP/DTCP(PD) No - 52/2024. Date: 04/06/2024.

Body:

As per G.O.79, Housing and Urban Development Department, Dated 04/05/2017, In case of non-planned area rule 3 it has been
Requested to collect Rs.1000/- as scrutiny fee for each layout. And under rule 9 concerned local body should collect the 3%
Market Land Value as Land conversation charges, before issuing the final order. So, above mentioned amount are collected vide
Online chalan.

Therefore, it is hereby ordered that final approval is given to the residential plot in Sivagangai

District –TirupatturTaluk/Panchayat Union - at North Ilayathagudi Village/Panchayat- S.F.No193/7B and 23 extend of 5000Sq.Mtr subject to the following conditions.

LAYOUT CONDITIONS :

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the
Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District
Town and Country Planning Office.

2.The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.

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. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments
mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior
approval of the department.

5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the
road or as shown on the approved Layout Plan.

6. The hollowed part of the layout should be raised to street level.

7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in
succession of the road boundary.

8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the
applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned
for each building.

9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy
of proof (gift deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved
layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6’ x
4’ permanent display board along with the details of resolution number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the
land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect
or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning
permission/concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without
any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be
compulsorily provided to the purchasers while selling plots for sale.

President,
Village Panjayat,

Village



our services doesn't just end there

Buying & Selling Services

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

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