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Layout Application - Final Approval Letter

Roc No: 690/2024 Date: 2/4/25 6:49 PM

From:

Executive officer

2, brammasanthi Street, panagudi

To :

R.M.S.T. Siluvaikumar

Online Application Number: 4HA8X8XD

Sir/ Madam,

Sub :

Residential Sub division – Tirunelveli District – Radhapuram Taluk – Panagudi Special Grade Town Panchayat – Panagudi Part – II Survey No. 28/1C4B, 10A, 29/1A1B1 – Site Extent 14599 Sq.m (3.60 Acre) – Residential Subdivision of 79 Plots – Technical Concurrence Issued – Final Order Issued – Reg.

Ref :

1)Joint Director Town and Country Planning Department Tirunelveli, Technical Concurrence Letter Roc. No. 4HA8X8XD/2024/TCP Dated: 23.11.2024

2)Applicant Thiru. R.M.S.T. Siluvaikumar Online Application Number : 4HA8X8XD

3)G.O. No. 18, Municipal Administration and Water Supply Department, Dated.04.02.2019 and G.O.No.16, Municipal Administration and Water Supply Department Dated. 31.01.2020.

Body:

The Technical approval has been given by the Joint Director of Tirunelveli Town and Country Planning as seen in Reference (1) with conditions for a residential plot/plot sub-division situated in Survey No. 28/1C4B, 10A, 29/1A1B1 in area-II of Panagudi Town Panchayat Area, Tirunelveli District with an area of 14599 Sq.m (3.60 Acre). The final approval for the subdivision was requested by the applicant through the online application vide Reference (2).

Request for final approval of plot has been issued and fees have been paid.

Basic facilities such as Bitumen Road, rainwater drainage and drinking water project pipeline have been provided by the applicant in the plot. The approval of the sub division has been approved subject to the following conditions and it is hereby decreed that the subdivision is approved.

Conditions

1) Subdivision approval is granted subject to the conditions and special conditions contained in the circular as seen in reference 1 (Attached).

2) Reasonable period to be prescribed for up keep/ maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.

3) The Tamil Nadu Government in G.O. Ms. No.112, Housing and Urban Development Department, Dated. 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

14) The plot should be sold according to the dimensions specified in the plot plan.

15) Violation of norms will result in cancellation of permission.

16) To level the floor as much as required for foundation landslides should not be repaired soil, should not be dug out of the plot and pits should me maid.

17) Shade trees on all street more than 9mts provide shall be oppositely adjacent to each other at a distance of not more than 9mts. 1 from the road boundary must be set within meters.

18) The Petitioner must obtain approval from the concerned local authority for the plot. Before constructing any buildings on the land in the subdivision, permission must be obtained from the local authority for each building.

19) If the audit ban is raised for the above plot, the building license can be issued only after the audit ban is cleared.

20) This order is issued based on the documents only submitted by you. If any errors/irregularities will be find later, this order will be cancelled without intimation.

21) The owners of the plot must enter into and agreement in writing with the (Executive Authority) to abide by the above condition. The sub-division conditions should be registered in the concerned sub-registrar's office. 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 plots.

22) In case of building construction in this plot, proper building license/permission should be obtained separately from the town panchayat on payment of appropriate fees. Vacant Land tax should also be paid on due date properly.

23) All guarantees and receipts issued by this office will be cancelled if a dawa is received by the court regarding regularization of plot/tenement.

24) If any loss of amount will be mentioned in audit para. the applicant must be paid the amount as per instruction.

25) This order is not applicable if the applicant has attached false documents.

26) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.

27) G.O. No.78, Department of Housing and Urban Development, dated 04.05.2017 is subject to the protocol. Any inaccuracies / irregularities in the submitted documents will void the pre-dated warranty.

28) Joint Director of Tirunelveli Town and Country Planning Department Office's letter No 4HA8X8XD/2024/TCP Dated: 23.11.2024 Subject to the conditions must be followed.

29) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.

30) This order does not apply to public places and roads where there is an encroachment.

31) The applicant has the full responsibility to maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.

32) Other basic amenities works will be carried out by the town panchayat only after sufficient residences are constructed as per government norms in that area.

33) Street Lights and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.

Copy To

1) Joint Director, Town and Country Planning Office, Tirunelveli
2) The Sub Register, Panagudi Sub Register Office, Panagudi
3) Assistant Director of Local Fund Audit, Local Fund Audit Department, Tirunelveli District.

4) Assistant Director of Town Panchayat, O/o Assistant Director of Town Panchayat . Tirunelveli Zone, Tirunelveli.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tirunelveli
Date:2025.02.04 18:49:24



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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