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Layout Application - Final Approval Letter

Roc No: Sakkimangalam/LAY OUT/1/2024-25

Date: 5/15/24 7:10 PM

From:

Village Panchayat

SAKKIMANGALAM

To :

Mr. N. Kannan
S/O NAGARAJAN
Door No:4/646-3D
Veeravanchi Street, Madurai South,
Annanagar Madurai-625020

Online Application Number: N5GY0ZXV

Sir/ Madam,

Sub :

Plot - Madurai Town Planning Office - Madurai Local Planning Group Area - Madurai District - Madurai East Panchayat Union - sakkimangalam - sakkimangalam Bit-1 Village - Survey no. 179/1A1B, 179/4B, 179/6 Area (2.25 Acres) Technical approval received for proposed residential plot - with regard to final approval order.

Ref :

1. Ordinance (Status) No: 255 Rural Development (C2) dt. Dept Date: 18.08.1997.

2. Ordinance (Status) No: 71 Rural Development (C2) Department Dated: 16.03.2003.

3. Ordinance (Status) No: 78 Housing and Urban Development (Sec.4(3)) Dated: 04-05-2017.

4. Ordinance (Status) No: 172 Housing and Urban Development (Section 4(3)) Dated: 13-10-2017.

5. Petitioner Mr.N.Kannan S/O Nagarajan Door No. 4/646-3D Weeravanchi Street, Madurai South, Annanagar, Madurai Date of Application Letter and Attachments Received: 17-04-2024. Online N.C.No. N5GY0ZXV Date:04-04-2024

6. Member Secretary(P), District Urban Development Office, Madurai online ID no. 25844/2024/SWP/N5YGY0ZXV/2024/TCP Date:17.04.2024

7. Deed of Grant for handing over of proposed subdivision roads, TANGEDCO use and Local

Authority public use.

8. Receipt of payment of examination fee and authorization fee of petitioner Mr.N.Kannan S/O Nagarajan Door No. 4/646-3D Veeravanchi Street Madurai South, Annanagar Madurai.

Body:

Order:

Madurai East Panchayat Union, Sakkimangalam, Sakimangalam Pit-1 Village - Survey no. 179/1A1B, 179/4B, 179/6. (2.25 Acres) for the proposed residential plot by the Madurai Local Planning Board with Technical Approval No:-100/2024 and Planning Permission No.111/2024 with the following conditions. In-principle subdivision approval has been granted.

1. The public allotment area to be handed over as donation to the local body was registered and given as donation to Sakkimangalam panchayat

2. Petitioner in view (8) Rs.1000 as examination fee (only) and Rs.149825 as recognition fee. Only Date: 06.05.2024 Paid.

3. It is hereby ordered that the above allotment be demarcated subject to the following conditions and given final approval.

conditions

1. This provisional order is issued in compliance with the instructions and guidelines issued by the Department of Rural Development and Local Government, subject to the orders.

2.Granting in-principle approval does not confirm the ownership of the land, it is only seen whether there is a way to prepare a plot plan as per the decree based on the land title documents received before the in-principle approval is given. Any person who wants to transfer the property must separately confirm ownership of the property. If any other individual has a claim thereon they may settle the same before the appropriate court. Rural Development and Panchayat Departments are not appropriate bodies to decide on land ownership.

3.If there is any change in the plot sizes, field numbers and proposed road systems of the subdivision as shown during the inspection by the Chairman / Executive Officer, appropriate legal action will be taken against them as per the Tamil Nadu Panchayats Act, 1994

4. They should provide a written proof that no land acquisition has been done on the land on which this plot is located, and that it has not been included in the list for land acquisition for any sector, and that the land is not covered under the Tamil Nadu Urban Land Ceiling Act and Land Reforms Act.

5. The area of the plot has been calculated based on the available information. If the additional area is revealed later, legal action will be taken against them as per the Tamil Nadu Panchayats Act, 1994.

6. Ordinance (Status) No: 172, Vacancy and Urban Development Department Day. On 13-10-2017 as per Rule No: 7(g)(ii) all the roads and open space allotment (OSR) as shown in the plot map should be registered for the development of the local body as Head / Executive Officer Sakkimangalam - 1st Pit Panchayat in Deeds Department.

7. Appropriate follow-up action will be taken as per local rules for the drawing prepared as per the documents received.

8. This permission applies only to the plots and shall not be deemed to be permission for buildings situated on the plot.

9. The petitioner shall provide road, drinking water facility, drainage facility, sewerage facility and electricity facility required in the plot as per rule 47(11) of Tamilnadu Integrated Development and Building Rules 2019, 2019 for all the streets within the plot. The petitioner shall bear the cost assessed by the local body and the Tamil Nadu Power Generation and Distribution Corporation.

10. If it is found that a building has been constructed on the land contrary to and in addition to the planning permission granted, appropriate legal action will be taken by the Rural Development and Panchayat Department to cancel the planning permission.

11. Saplings should be planted in the empty space around the building.

12. In case of violation of the above conditions, this order will be canceled at any time.

Subject to the above conditions, it is hereby ordered that the plots in the subdivision situated at Sakkimangalam Panchayat Sakkimangalam Bit-1 Village Survey No.: 179/1A1B, 179/4B, 179/6 (2.25 acres) are approved for subdivision by the sakkimangalam Panchayat.

Village



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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

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Vastu & Property Management Tools

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+91 9996 12 9996
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