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Layout Application - Final Approval Letter

Roc No: 415 /2024/A1

Date: 12/3/24 5:55 PM

From:

Executive officer

16/14, Angalamman kovil street, Vanapattarai maidanam, Thottiam, Tiruchirappalli Dt - 621215

To :

Mr. S.K.Vel – 1 ,
Mr. C. Thangaraju– 2,
D.No. 33 Mohanur Road
Namakkal Taluk & District.

Online Application Number: 46WS66SD

Sir/ Madam,

Sub :

Residential Plot – Tiruchirappalli District – Thottiyam Selection Grade Town Panchayat – The technical approval given by the Joint Director, Town Planning Department, Tiruchirappalli City for the residential plot measuring 0.83 acres (3363.29 sq m) located in Survey No. 71/128, Thottiyam Village (Kosavampatti) – Thottiyam Selection Grade Town Panchayat has been given final approval and commissioned.

Ref :

1. Sale Deed Registration No. 580/2010 Dated 15.02.2010 (Mr. Thangaraju) and Sale Deed Registration No. 581/2010. Dated.15.02.2010. S.K.Vel), Thottiyam Revenue Village Patta No. 3966.
2. Government Order No. 79 Housing and Urban Development Department Dated 04.05.2017.
3. Government Order No. 141 Housing and Urban Development Department Dated 23.09.2020 and 16.07.2022
4) Government Order No. 181 Housing and Urban Development Department Dated 09.12.2020.
5) Government Order No. 18 Municipal Administration and Water Supply Department dated 04.02.2019 and Government Order No. 16, dated 31.01.2020.
6) Joint Director, Town and Country Planning Department, Town and Country Planning Department (Planning Permission) Kajamalai Main Road, Tiruchirappalli District, their letter ROC No.SWP/46WS66SD/ 36177/ 2024/ TCP Date11.11.2024, the map for this building section was received as D.R./ D.T.J.D.(Thi.ma) No. 217/2024. (Retrieved from the website.)
7) Donation Arrangement Document No. 5482/2024 dated 28.10.2024 registered in the Musiri

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Sub-Registry, Correction Document No. 5599/2024 dated 05.11.2024 (Public use of this building park and electricity board use)
8) This office's same letter dated 14.11.2024 and 22.11.2024.
9) Musiri Sub-Registrar's letter No. 529/ 202 dated 15.11.2024 (Market Guideline Value)
10) Mr. S.K.Vel – 1, Mr. C. Thangaraju – 2, D.No.33 Mohanur Road, Namakkal Taluk & District submitted E Challan No.20241122065704 Date.22.11.2024 and E payment Receipt date 25.11.2024.
11) Thottiam Town Panchayat Resolution No. 505 Date 29.11.2024
12) Relevant documents.

Body:

Order

As per the readings from page 1 to 7, the Tiruchirappalli District, Thottiyam Taluk, Thottiyam Village (Kosavampatti) Plot No. 71/128 measuring 0.83 acres (3363.29 sq.m.) and located in the land belonging to Mr. S.K. Vel – 1, Mr. C. Thangaraju – 2, Plot No. 33, Mohanur Road, Namakkal Taluk & District, as shown in page 10, has been granted technical approval by the Tiruchirappalli District Joint Director, Member Secretary, District Town and Country Planning Office, with the conditions as per the letter as shown in page 6, for the construction of a residential plot on the land.

Based on this, as per the details given in Exhibit 10, the petitioners have paid the following fees in the government title and in the account of the Town Panchayat, and the original payment slips have been submitted. The payment was made in the government title.

3% of the market value - Rs. 2,92,102 /- was paid in the account of the Town Panchayat.

1 Survey fee (non-refundable) for 15 plots and library tax for this 15,000 /-

2 Survey fee 5,000 /-

3 Plot plan approval fee 5,000 /-

4 Vacant plot tax plot area - 3363.29 sq.m., 36189 sq.ft x 30 paise x 12 half-yearly 1,30,281 /-

5 Library tax 13,029 /-

6 Maintenance charges (0.83 acres) 50,000 /-

Additional 2,18,310 /-

The above residential plot is available in view 11 as per the Town Panchayat Council Resolution No. 505 dated 29.11.2024. Following the approval of the Joint Director/Member Secretary, Town and Country Planning Department, Tiruchirappalli District, the conditions and special conditions attached to the letter seen in Appendix 6 were given final approval to the residential plot and the plan and its route was ordered.

This place is currently located in Ward No. 3, Kosavampatti (ACT Garden) Street.

The dimensions as per the plan downloaded from the website for this plot are as mentioned below.

1. Area of the plot - 0.83 acres (3363.29 sq m)
2. Plots requested - 15
3. Plots allocated - 15

General allotment

Handed over as a donation to the local government. –

Local Government Use - 18.00 sq.m. 0.53 %

Electricity Board Use - 18.00 sq.m. 053 %

(For TANGEDCO)

Park Area - 356.37 sq.m. 10.59%

Layout Approvel Conditions.

1. I) The plots and streets shall be demarcated by the Tiruchirappalli Town Planning Department as per the map numbered M.V./ N.U.E.E (T.M.) No. 217/2024.

II) No alteration of the plot dimensions, arrangement and dimensions of roads, dimensions of public roads and further subdivision of the plot shall be made without the prior approval of the Town Planning Department for any reason whatsoever.

2. The corners of the plots located at the intersection of two roads should be laid out with the splay shown in the approved plan.

3. No plot should be sold, leased or otherwise transferred or any building should be constructed on any plot before the above conditions are fulfilled.

4. Any plot shown on the approved plan should be used only for residential purposes, except for plots selected for public purposes. Further, in places where change of use of the plot is requested, only those mentioned in the Residential Use mentioned in TNCDBR- 2019 should be approved by the local government only after obtaining prior permission from the Town and Country Planning Department.

5. If a low voltage / high voltage power line / telegraph line is located through the plot, the applicant should change the line to the edge of the road or to the one shown on the approved plot plan at his own expense.

6. The depression in the plot should be raised to the street level.

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7. In all streets exceeding 7.2 meters in width, shade trees should be planted within 1.00 meters from the road boundary on both sides, not exceeding a distance of 9.00 meters.
8. Before constructing buildings on the plot, permission should be obtained from the Town Planning Department / Town Panchayat as per the government rules for each building.
9. The land title was examined as per the land title documents submitted by the petitioner. Therefore, it is also informed that no right can be claimed for the reason that the plot was approved for a place where there is no land title.
10. If the evidence provided regarding land ownership and the documents submitted for review are found to be incorrect or if a situation arises that may affect the granting of Planning Permission/Concurrence approval to the plot, the Planning Permission/Concurrence approval granted to the plot will be cancelled by the Urban Planning Department without any prior notice and the final approval granted by this Municipality will also be cancelled.
11. The approved plot map should be permanently displayed for public viewing on a 6X4 size permanent notice board at the entrance gate of the plot without any changes.
12. When selling plots for sale, a copy of the map approved by the Urban Planning Department and a copy of the final approval order issued by this Municipality should be given to the plot buyers.
13. The necessary drinking water facilities should be provided to the plot area at the own risk of the plot owners.
14. This final approval order applies only to the 15 plots in this subdivision. It does not apply to any plots in its vicinity.
15. The land allotted as Community Hall inD.R./ D.T.D.No.03/2016 (ACT Nagar) has been given final approval for conversion of the land into residential plots as per the circular letter of the Commissioner of Urban Planning No. 4367/2019/TCP2 dated 14.08.2021 and Government Order No. 18 of the Municipal Administration and Drinking Water Supply Department dated 04.02.2019 and the process order letter of the Joint Director of Urban Planning, Tiruchirappalli District No. 4572/2024 dated 10.10.2024, and subsequent approval has been granted for this residential plot.
16. Final approval has been granted to this housing unit subject to the conditions and special conditions specified in the Tiruchirappalli Urban Development Department Technical Approval as seen in Exhibit 6.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruchirappalli
Date:2024.12.03 17:55:46

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Zoning & Land Use Analysis

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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