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Layout Application - Final Approval Letter

Roc No: 212/2024/1 Date: 6/27/24 7:22 PM

From:

Executive officer

10, Alagappa chettiyar street, town panchayat office, kottaiyur - 630 106, karaikudi Taluk, sivagangai District.

To :

Mr. T.S.V. Venkatesan 114, Tulasinghe Perumal Temple Street, Tiruvallikeni Chennai-600005.

Online Application Number: P3XRQM5M

Sir/ Madam,

Sub :

Subdivision – Sivagangai District – Kotayur Municipal Corporation – Technical approval for construction of subdivision has been obtained in Ch.No.688/4 – Final approval for subdivision is ordered.

Ref :

1. Mr. T.S.V. Venkatesan 114, Tulasinghe Perumal Temple Street, Tiruvallikeni Chennai-600005 Application Date: 12.03.2024. Attached is the drawing approval of Assistant Director Sivagangai Nagar Rural Development Roc No.P3XRQM5M/2024/TCP dated 06.03.2024.
2. This authority letter NO.201/2024 dated 03.06.2024
3. Date of prior approval of Kotayur Municipal Council.11.06.2024.
4. Relevant documents.

Body:

In the technical approval letter of the Deputy Director of Sivagangai Urban Development Zone, seen in view-1, in Survey No. 688/4, after giving technical approval for 14 plots, following the permission to divide the land into plots, according to the details seen in view-3, to give final approval to the said plot Permission has been obtained before the municipal councilFinal approval for the said plot has been given to the petitioner after determining the charges for obtaining final approval for the said plot and after submitting the bank draft and challan for the fees mentioned in the notification to the petitioner, subject to the conditions mentioned below, the final approval is given for the said plot.
conditions

1. Sivagangai Mandal Nagar Deputy Director of Rural Development's letter NO. P3XRQM5M/2024/TCP, dated 06.03.2024, the petitioner shall act as per the conditions mentioned.

2. Alteration of plot dimensions and further subdivision of the plot contrary to the plan approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.
3. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. It shall not be used for construction of shop, commercial road and non-residential building. All areas selected for public facilities shall be used only for the uses indicated on the approved maps.The plots should be subdivided in land survey documents for the intended use.
4. Streets shown on the approved map shall have building limits as shown on the map. The width of the road in the subdivision is 7.2 meters under 12.4 meters, and 6 meters (20 feet) for roads with a width of 9-meters and under 12 meters and more than 3.0 meters.No building or wall shall be constructed other than a perimeter wall or fence not exceeding 2.40 m (8 feet) in height 1.8 m (6 feet) from the highest level of the street as per the prevailing municipal building regulations.
5. An open space shall be left between the side boundary of the plot and the building on each side at least to such extent as may be fixed by the Town Planning Department from time to time.
6. Corners of plots located at the meeting point of two legs should be laid with the turn (Lujnaduhalu) as shown on the approved map.
7. In the case of a plot located in an expansion development plan area, as per the plan rules, no building shall be constructed on more than 50 or 67 percent of the area of the plot. The open space left unbuilt as a garden, open yard or for personal use should be kept clean.
8. Do not level the ground more than what is required to lay the footing (kudiraneyavaide), repair the landslide, dig up soil from the plot and create ditches and pits.
9. Shade trees on all internal streets more than 9 meters in width shall be placed within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
10. Separate permission for each building should be obtained from the Kotayur Municipal Corporation before construction of buildings on the plot in the subdivision.
11. The plot for the shop or shops allocated in the plot should be subdivided as shown in the map. Plots should be used only for their intended purpose.
12. The site / sites reserved for temple, church, mosque should be subdivided as shown in the map. Plots should be used only for their intended purpose.
13. Plots earmarked for park, public use, open spaces etc. should be sub-divided in the District Collector's office and handed over to the Kotayur Municipality as a donation. The expenses incurred for the same have to be borne by the plot owners themselves.
14. If a low voltage / high voltage power line / telegraph line is laid through the plot, the line should be diverted to the edge of the road or as shown on the approved plot plan with due permission.
15. The owners of the plot should enter into an agreement with the Municipality to meet the above conditions. Allotment conditions should be registered in the concerned registrar's office. Plots may be sold or leased subject to the above conditions.The above stipulations should be incorporated as part of the sale deeds to bind both the seller and the buyer of the plots. Also, you must register at Sunayata Nulavayavana Sunaparadayavatisala Haravadisavaila.
16. In case of subdivision where the Tamil Nadu Urban Land Ceiling Act, 1978 is in force, details of approval for subdivision should be intimated to the concerned Ceiling Act Officer.
17. Where the subdivision has been approved, a 6'x4' permanent notice board at the entry gate of the subdivision should clearly state the date of the resolution of the council approving the subdivision and the date of the agreement between the council and the petitioner.
18. The final approval for this plot shall be canceled without any prior notice if the proofs issued regarding the land license and the documents submitted for consideration are later found to be incorrect or if there is any situation which may affect the approval of this plot.

Allotment details of the approved plot-

Total area of plot area

2800.00 sq.m. (0.69 Acres)

Plots reserved 14

1. Proposed roads and Corner joints. 521.06 cm.
2. Park –
3. Allocation for local government is 16.32 sq.m.
4. Tamil Nadu Power Generation and Distribution For the corporation. 15.20 cm.

Charges.

1) Application Fee Rs.500/-
2) Fee for plot permission Rs.14000/- at the rate of Rs.14000/-

3) Survey charges at the rate of 2.00 per sq. meter Rs.5671/- for 2835.40 sq. meters (0.69 acres)
4) Change of Land Use Fee Rs.6460/- per sq.mt Market value Rs.15058260 for 2331 sq.mt Rs.3 = Rs.451748/-
5) Miscellaneous Fee (Flag Day) Rs.5000/- should be paid by draft to (Armed Forces Flag day Fund in Sivagangai).
6) Land use fee Rs.20,000/-
Final approval is given as the above amounts have been paid to the appropriate head.

Attachment: who has given final approval Plot map. Executive Officer
Kottaiyur Town
Panchayat
Sivagangai District

Receiver : Mr.T.S.V. Venkatesan 114, Tulasinghe Perumal Temple Street, Tiruvallikeni Chennai-600005

Copy sent to:
1. Deputy Director of Urban Development Zone, Sivagangai.
2. Assistant Director (Municipalities), Sivagangai Zone, Sivagangai.
3. Deputy Registrar, 1st Joint Deputy Registrar Office, Karaikudi.

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Executive officer

Signature valid
Signed by: Executive Officer
Location:Sivagangai
Date:2024.06.27 19:22:33



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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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