Layout Application - Final Approval Letter

Roc No: 183/2025 Date: 4/28/25 4:22 PM

From:

Executive officer

55,Nadukadai Road, Udangudi

To :

S.VIDHYASAGAR,ARPUTHARAJ AND M.SIVA SUGUMAR
14/49 NADUVAKKURICHI
SATHANKULAM
THOOTHUKUDI

Online Application Number: HT40HM4R

Sir/ Madam,

Sub :

Plot Division – Town Panchayat Administration – Tirunelveli Zone – Thoothukudi District Udangudi Selection Stage Town Panchayat – Kalankudiyiruppu Revenue Village Land Survey Nos. Survey No. 202/1, 205, 206/2Ksh2, 206/2Ksh3 206/49 has been granted technical approval with special conditions for a residential plot division measuring 2.36 acres – Final approval and commissioning – Regarding.

Ref :

1. Technical Approval Map Website Registration No.ROC No. HT40HM4R/THOOTHUKUDI/2025/ TCP Date.25.03.2025.
2. Online application of Mr. S. Vidyasagar, Mr. Arputharaj, Mr. M. Sivasukumar, 14/49, Nadavakurichi Sathankulam.
3. Udangudi Electoral Level Town Panchayat Council Resolution No. 422 dated 23.04.2025.
4. Related documents

Body:

The technical approval has been granted with special conditions as per the process order of the Deputy Director of Urban Planning, Thoothukudi City as shown in view (1) for the residential plot situated on the land measuring 2.36 acres in the revenue village of Kalankudiyiruppu located in the area under the Udangudi Selective Urban Panchayat, Thoothukudi District, as per the process order of the Deputy Director of Urban Planning, Thoothukudi City as shown in view (1).

On that basis, an application has been made as per view 2. On the basis of the application, condition No. 19(e), 19(e) has been confirmed and Government Order No. 79 of the Housing and Urban Development Department has been issued. As per 04.05.2017, as per Rule No. 3 of the Land Use Change Rules 2017 for Unplanned Areas, a consideration fee of Rs. 1000 and as per Rule No. 9, 3% of the market land valuation amount for the plot should be paid to the Government title and the action was informed to proceed.

Following that, the Government fee of Rs. 46,000 (Seven thousand only) as per Rule No. 3 was paid by the petitioner to the Town Panchayat and the Market Guide Value amount of Rs. 221400/- as per Rule No. 9 was paid, and the road has been handed over to the Town Panchayat vide the Office of the Registrar of Civil Registry Document No. 1004/2025 dated 21.03.2025. Rs. 168880/- has been paid for street lights. Further, as per the resolution of the Town Panchayat Council, the Urban Development Department has been allowed to give approval for the residential plot division with conditions. Therefore, the approval is hereby granted with the following special conditions.

Conditions:

1. Any person desirous of purchasing the property shall have to prove his/her right over the property to the applicant. Furthermore, if any other individual claims any right over the same, they may settle the same before the competent court. The Town Planning Department or the Municipal Corporation is not the appropriate body to decide this.
2. No change in the dimensions of the plot, arrangement of roads, dimensions, dimensions of public allotments and no further subdivision of the plot shall be made without the prior approval of the Town Planning Department for any reason whatsoever.
3. No change in the dimensions of the plot, arrangement of roads and no further subdivision of the plot shall be made without the prior approval of the Municipal Corporation for any reason whatsoever.
4. Any plot shown on the approved plan shall be used only for the construction of residential houses, except those plots selected for public purposes. It should not be used for the construction of shops, warehouses and non-residential buildings. All the places selected for public facilities should be used only for the uses indicated in the approved plans.
5. An open space of at least 1.5 meters on each side or at least 3 meters on one side should be left between the side boundary of the plot and the building. For plots with a width of up to 10 meters, the side open space should be left on one side at least 1.5 meters.
6. Before constructing buildings on the plot in the plot, permission should be obtained from the Town Panchayat for each building.
7. If the evidence provided regarding land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation that may be affected by the granting of permission for this plot, the permission granted will be cancelled without any prior notice.
8. When selling plots for sale, a copy of this order and a copy of the approved map approved by the Town Planning Department must be given to the buyers of the plot.
9. If any amount due to the Town Panchayat is missing during the audit in relation to the approval of this housing unit, that amount must be paid by the owner of the housing unit.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Thoothukkudi
Date:2025.04.28 16:22:25