PP APPROVAL RECORD

Planning Permission

Pannikulam, Karimagalam taluk
Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

ROC No. 7VNZIQUR /2022/TCP / 2022 / TCP Date : 06/01/2023

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

To :

Mr.K.Tamilselvan,
4B Kuppusamy Street,
Kottai,
Dharmapuri Town,
Dharmapuri District - 636 701.

Sir/ Madam,

Sub : Residential Layout –District Town and Country Planning Office, Dharmapuri - Dharmapuri District – Karimagalam Taluk, Morappur Panchayat Union – Irumathur Panchayat, Pannikulam Village – S.F.Nos. 86/1C2, 1D2, 2,3, 87/2 & 88/2A2 – 35375.00 Sq.m Technical clearance issued – forwarded for further action –Reg.

Ref : Ref: 1) Application Reference No. 7VNZIQUR received through Single Window Portal from Mr.K.Tamilselvan
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc.No. E2/ 7107/2022 Dated: 18.08.2022 Of Joint Director of Agriculture Department, Dharmapuri District.
13) Letter Roc No. 320/2022/TCP3, Dated : 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Road Pattern plan approved by the District Town and Country Planning Office, Dharmapuri Dated: 05.12.2022.
16) Gift deed Documents no. 15 /2023 & 14/2023 Dated: 03.01.2023 Uploaded by the Applicant Mr.K.Tamilselvan
17) Demand raised for payment of Centage charges dated 05.01.2023
18) Payment of Centage charges received from the applicant respectively on.05.01.2023

ORDER:

The application seeking technical clearance for the proposed formation of housing layout to an extent of 35375.00 Sq.m in the land bearing S.F.Nos. 86/1C2, 1D2, 2,3, 87/2 & 88/2A2 at Pannikulam Village & Irumathur Panchayat, Morappur Panchayat Union and Karimangalam Taluk of Dharmapuri District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, Park (OSR 1,2) Green strip and pubic purposes meant for local body and TANGEDCO vide reference 15th cited above.

On receipt of gift deeds vide reference 16th cited above and on receipt of payment of charges such as Centage charges vide reference 18th cited above, the technical clearance is issued to the

mentioned layout subject to the following conditions.

1) The Technical Clearance is issued to the above mentioned layout and the number is assigned as SWP /DTCP/Dharmapuri / Layout No : 05/2023

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

3) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

4) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

5) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam /Collabland website.

6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:

1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developers 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 as envisaged under the directions issued by the Government Order vide references 6th, 8th, 9th and 14th cited above.

3) The local authority shall also ensure that the sub division for the land earmarked for road, Park (OSR 1,2), Green strip and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body / TANGEDCO concerned before issuing the final approval.

4) As envisaged under 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 to comply the said provisions.

5) If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under the following head of account.

Head of Account

0217 Urban Development –

60 other Urban Development Schemes –

800 other Receipts- AS Receipts under Land use Conversion Charges-

227 Non Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

6. The fees / charges collected from the applicant are as follows.

Scrutiny Fee : Rs. 53073/-
Centage Charges : Rs.55500 /-
Display Board charges : Rs. 1500/-
Revenue Subdivision charges : Rs. 80000 /-

Deputy Director / Assistant Director (i/c),
District Town and Country Planning Office,
Dharmapuri.

To

1. The President ,
Irumathur Panchayat,
Morappur Panchyat Union,

Karimangalam Taluk,
Dharmapuri District.

Copy to

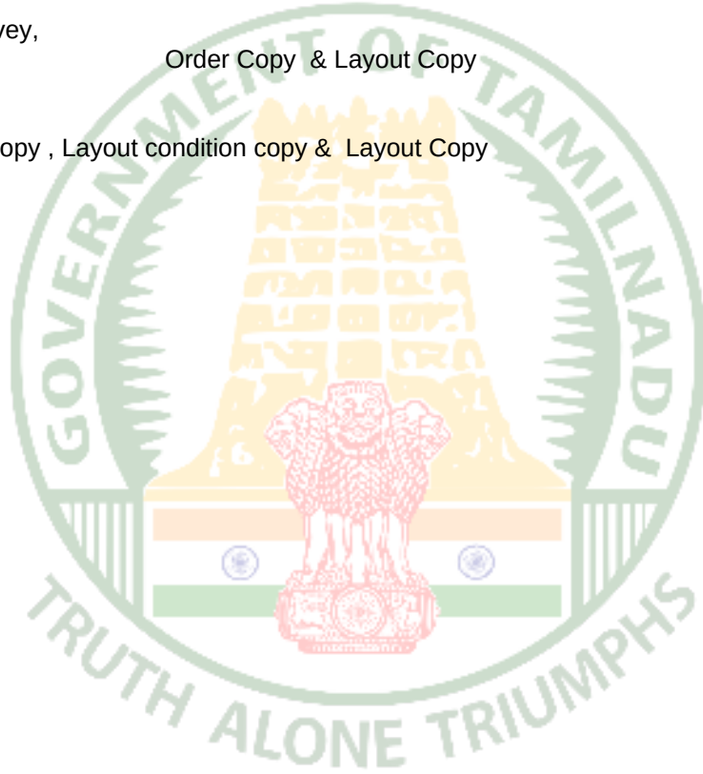
1. Mr.K.Tamilselvan,
4B Kuppusamy Street,
Kottai, Order Copy Only
Dharmapuri Town,
Dharmapuri District - 636 701.

2. The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.14, CMDA Tower II,
1st Floor Gandhi Irwin Bridge road, Order Copy Only
Egmore, Chennai – 600 008.

3. The Tahsildar
Karimangalam Taluk, Order Copy, Layout Copy & Revenue
Dharmapuri District. Subdivision charges receipt original.

4. Assistant Director of Survey,
District Collectorate, Order Copy & Layout Copy
Dharmapuri – 636 705.

5. Stock File - Order Copy , Layout condition copy & Layout Copy



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	53073	22/11/2022
2	OSR Fee		
3	Centage Charges	55500.00	05/01/2023
4	Development Charges		
5	Display Board Charges	1500.00	05/01/2023
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Dharmapuri District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.