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Layout Application - Final Approval Letter



Roc No: 03/2025-
26/Palakanuthu

Date: 1/31/26 4:50 PM

From:

Village Panchayat

Palakanuthu

To :

Thiru.B.Selvakumar,
S/o ,Balakumarasamy,
No:158A2,Arasappapillaipatty,
Ottanchatram Tk,
Dindigul District-624619.

Online Application Number:

LRN8EQLF

Sir/ Madam,

Sub :

Residential Layout- Office of the District Town and Country Planning– Dindigul District– Dindigul West Taluk – Reddiyarchatram Panchayat Union- Palakanuthu Panchayat- Palakkanoothu Village - S.F. Nos:58/2B1, 58/3A- Extent-8876.00 sq.m (2.19Acres)
– Application received for residential layout approval- Technical clearance issued - SWP/DTCP/DINDIGUL/LAYOUT NO: 168/ 2025 - Final order Permission issued - Reg.

Ref :

1. Applicant Thiru.B.Selvakumar, Online application number: LRN8EQLF, dated: 05.08.2025.
2. Deputy Director, District Town and country planning Office, Dindigul District, Road pattern approved, online Letter No: LRN8EQLF, dated: 01.09.2025.
3. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi. 4/8209/2025, dated: 18.08.2025.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicant Thiru.B.Selvakumar, Online letter No: LRN8EQLF, dated: 10.11.2025, 24.11.2024 (Gift deed document No: 3005/2025, 3007/2025, dated:03.09.2025&3765/2025, dated:12.11.2025).
6. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O.16 Department of Municipal

Administration and Water Supply, dated: 31.01.2020.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

11. G.O.58, Housing and Urban Development Department, Dated: 05.03.2024.

12. Government Letter No: 19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.

13. Circular from the Commissioner of Town and Country Planning, Letter No: 13686/2017/LA1, dated: 08.09.2017.

14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022

15. Demand payment request through online Letter No. LRN8EQLF, dated: 24.11.2025. (Requiring payment of Centage Fee &Development Fee)

16. Applicant Thiru.B.Selvakumar, Payment of Centage Fee& Development Fee, dated: 27.11.2025.

17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

18.Applicant Local body Demand Payment Receipt No.20260103051980 dated:30.01.2026.

Body:

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Dindigul District,

Dindigul West Taluk, Reddiyarchatram Panchayat Union, Pudhuchatram Panchayat, Palakkanoothu Village, S.F. Nos:58/2B1, 58/3A, Extent-8876.00 sq.m (2.19Acres).

In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director, District Town and Country Planning Office, Dindigul District. Further the applicant Thiru.B.Selvakumar, has gift deed the road, road splay, public purpose and TANGEDCO areas to the Block Development Officer (V.P), Reddiyarchatram Panchayat Union on 03.09.2025&12.11.2025.

Hence, Technical clearance has been given for the residential layout. Further, through this letter, Special Officer / Block Development Officer (VP), Palakanuthu Panchayat Reddiyarchatram Panchayat Union, Granted Final Approval for the Residential Layout with below mentioned conditions.

1. (a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: After collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants, the final layout sketch, permit of planning authority along with approval of Local body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Local body shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly and also after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, providing of necessary street lights etc., as per the standards specified by the local body

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, TANGEDCO S.F.No sub-division in favor concern local body& TANGEDCO.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA.

4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planning area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use

Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to

development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc). If any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. As per TNCDBR-2019 the details of collected fee and charges are attached.

Layout conditions:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country Planning department shall not be done without the prior approval of the District Town and Country Planning department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build any construction on any plot before conforms to the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change in plot land use is requested for the developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension power line / telegraph line is passed through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00meters from boundary and not more than 9.00 meters in length of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained necessary permission from the Town and Country Planning department or the Local Body Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change and complete details for public view through a 60cm x 120cm permanent display board along with the details of resolution number and date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this ordershall be compulsorily provided to the purchasers while the plots are sold.

Allotment details of approved layout plan:

Dindigul District

Dindigul West Taluk

Reddiyarchatram Panchayat Union,

Palakanuthu Panchayat

Palakanuthu Village

S.F. Nos:58/2B1, 58/3A

a. Site Extent :2.19 Acre (or)8876.00 Sq.m

b. No. of Plots:41

c. Gifted over to Local Body:

Layout Road:2422.02 Sq.m

Public Purpose: 43.15 Sq.m(0.66 %)

TANGEDCO Purpose:39.19 Sq.m (0.60 %)

Special Officer / Block Development Officer (VP),

Village



Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2026.01.31 16:50:59



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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](#)



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
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Services we run
for you
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The LandLens
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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

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