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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: XPSBTAYN/2024 / 2024-2025 /ADI

Date: 6/26/24 8:57 AM

From:

Village Panchayat

ADIYANUTHU

To :

Mr. R.Manikandan and E.Vijayaragavan,
46-1/6, Indira Nagar,
Nagal Nagar,
Dindigul - 624 003.

Online Application Number: XPSBTAYN

Sir/ Madam,

Sub :

Approval of Residential Layout

Ref :

1. Applicants Mr. R.Manikandan and E.Vijayaragavan, Letter No.XPSBTAYN/2024, dated:.
2. District Town and Country Planning Office, Dindigul District Letter No UAD99B8H.
3. (Road pattern issued on dated:).
4. Joint Director Agriculture department, Letter NA. (Planning Area).
5. Circular from the Director of Town and Country Planning, Roc. No.19799 / 2020, Dated: 24.12.2020.
6. Applicants Mr. R.Manikandan and E.Vijayaragavan Letter No.XPSBTAYN/2024, Dated: 27.03.2024. (Gift deed document no2257/2024 and 2258/2024 dated.16.04.2024).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. 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.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020. G.O. 181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1, Dated: 08.09.2017.

13. Circular from the Director of Town and Country Planning, Roc No.13/ 2024/TCP3, Dated:
14. Demand payment Request Letter No. XPSBTAYN, Dated:21.04.2024 (requiring payment of Centage Fee, OSR Guideline Value Fee).
15. Applicants Mr. R.Manikandan and E.Vijayaragavan, Letter No. XPSBTAYN, Dated: 26.03.2024 (Payment of Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

Dindigul Panchayat Union, Adiyanuthu Panchayat/Village R.S.No.1017/2A1A, 2A1B,2A2, 2A3A,2A3B,1018/1A1B & 1018/31 - Extent of 2.89 Acres (11712.00 Sq.Mtr) proposed residential plot based on ordinances found in layout view (8) and proposed residential layout view (2) Dindigul District Town and Country Planning Department in their letter on the following Terms Technical permission numbered as SWP/LPA/ DINDIGUL/ LAYOUT NO: 17/2024 and under Section 49 of the Town Planning Act, 1971 and as per Rule 4 of the said Decree and numbered as SWP/LPA/DINDIGUL/PLANNING PERMISSION NO: 19/2024 Approved and decreed.

Special Conditions :-
1. a) Concerning the 8th cited and 10th cited letter, if the site lies in the Municipal/ Corporation areas: Collect the necessary fees including the charges for providing amenities like roads, storm water drains, and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority, and approval of the Local Body shall be issued to the applicant(s) directly.

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

2. Concerning the 11th cited and 12th cited letters, the concerned local body must issue the final approval after the transfer of the earmarked road, park areas S.F.No. sub-division in favor of the concerned local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 has approved the TamilNadu 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. According to 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) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else disputes arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning

Body:
According to the above conditions Dindigul Panchayat Union, Adiyanuthu Panchayat/Village R.S.No. 1017/2A1A, 2A1B,2A2, 2A3A,2A3B,1018/1A1B & 1018/31 - Extent of 2.89 Acres (11712.00 Sq.Mtr) for demarcation and boundary of the land of Residential Layout of 2.89Acres (11712.00 Sqm) as Residential Plots, Development Fee of Rs.25/- per sq.m. x 7041.90 sq.m - Rs.1,75,953.00/- Inspection fee Rs.70,000.00/- Total- 2,45,953.00/- (Rupees. Two Lakh Fourth Five Thousand Nine Hundred and Fifty Three Rupees only) has been paid by the concerned land owner to the panchayat through website.

Order No.18 Municipal Administration and Drinking Water Supply (N.P.1) Department, dated 04.02.2019 Rule 47(6) Director of Urban Development, Chennai. As per their circular No.K.4367/ 2019 /PA2, dated

Based on that, Dindigul Panchayat Union, Adiyanuthu Panchayat/Village R.S.No. 1017/2A1A, 2A1B,2A2, 2A3A,2A3B,1018/1A1B & 1018/31 - Extent of 2.89 Acres (11712.00 Sq.Mtr) Proposed Residential layout View (2) of Proposed Residential Plot Based on consideration and approval of Dindigul District Town and Country Planning Department based on the ordinances found in layout View (8). It is hereby decreed to give final approval to all the 70 Plots (Plot No.1 to 70) set up on the conditions stated by Dindigul District Town and Country Planning Department.

Village

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

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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.