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Layout Application - Final Approval Letter

Roc No: EK20IV8S/2024/TCP

Date: 7/4/24 7:58 PM

From:

Village Panchayat

Puliampatti

To :

K. Ravi Manoharan-1,
R.M.Jeyamurugan-2,
P.M.Senthilkumar-3
Puliyamarathu Set
Varathamanathi Post
Balasamudram Village
Palani Taluk, Dindigul District - 624610

Online Application Number: EK20IV8S

Sir/ Madam,

Sub :

Residential Layout - Office of the Deputy Director of Town and Country Planning – Dindigul District – Palani Taluk – Puliampatti Panchayat/Village - R.S.No.217/1,2, 218 and 219/1A - Extent of 42.77 Acres (173080.00 Sq.Mtr) – Director, DTCP Technical Concurrence issued vide LP/DTCP No. 20/2024 - Technical clearance issued – Issuing Final Approval from Puliyampatti Village Panchayat - Reg.

Ref :

1. Plot Pattern Technical Concurrence - SWP Application Number: EK20IV8S /2024-TCP1 Dated 15-03-2024
2. Planning Permission - ROC No. EK20IV8S/2024/TCP Dated 02-04-2024

Body:

1. Applicants Thiru.K.Ravimanoharan and two others Letter No. EK20IV8S, dated: 12.02.2024.
2. Director, Town and country planning, Chennai Letter No EK20IV8S. (Road pattern issued on dated: 05.03.2024).
3. Joint Director Agriculture department, Letter No. Mathi 4/1413/2024, dated 16.02.2024.
4. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020
5. Applicants Thiru.K.Ravimanoharan and two others Letter No. EK20IV8S, Dated: 12.03.2024.

(Gift deed document no. 926/2024 and 927/2024 dated 08.03.2024).
6. Director, Town and country planning, Chennai Letter No EK20IV8S dated 15.03.2024, Technical concurrence issued vide LP/DTCP No.20/2024.
7. Joint Director / Deputy Director / Assistant Director, DTCP, Dindigul District Letter No. EK20IV8S/2024/TCP Dated 02/04/2024
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
9. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. 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.
11. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
12. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
13. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
15. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
16. emand payment Request Letter No. EK20IV8S, Dated: 20.03.2024.(requiring payment of Centage Fee, OSR Guideline Value Fee).
17. Applicants Thiru.K.Ravimanoharan and two others Letter No. EK20IV8S, Dated: 29.12.2023.(Payment of Centage Fee).
18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Dindigul District, Palani Taluk, Puliampatti Panchayat/Village, R.S.No.217/1, 2, 218 and 219/1A Extent of 42.77 Acres (173080.00 Sq.Mtr) - Director, DTCP Technical Concurrence issued vide Layout LP/DTCP No. 20/2024 and Technical clearance issued.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 05.03.2024. Further the applicant Thiru.K.Ravimanoharan and two others has gift deed the road, road splay and Public Purpose, Tangedco areas has been handed over to the President, Puliampatti Panchayat on 08.03.2024. Hence, this residential layout has been approved with below conditions.
1. As per the condition, the layout has been approved and approved number issued by Director, Town and Country Planning Office, Chennai as LP/DTCP. No. 20/2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5. As per circular cited in 14th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions
1.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting 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 along with approval of 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 local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide 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, park areas S.F.No subdivision
in favour concern local body.
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-planned 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 conversation 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)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 following fee and charges are collected as follows:
Centage Fee : 1,77,000/- Dt: 02-04-2024
Development fee : 3,50,000/-Dt: 02.04.2024(Offline)

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 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 is plot land use is requested those 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 present 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 1.00 meters 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 dept. 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 compete details for public view through a 60 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 order shall be compulsorily provided to the purchasers while the plots are sold.

Site Extent: 42.77 Acres (or) 173080.00 Sq.Mtr.
No. of Plots: 572 (Including EWS Plots)
EWS Plot Nos. : 35-46, 49-70, 73-91, 94-112, 115-124, 146-158, 160-229, 530-561.
No. of Owner's Use: 3
Commercial Use: 1
Gifted over to Local Body:
Park Area : 11902.60 Sq.Mtr.
Layout Road : 57164.30 Sq.Mtr.
Public Purpose (Local Body) : 629.83 Sq.Mtr.
TANGEDCO Purpose : 621.63 Sq.Mtr.

The fees/Charges collected from the applicant are as follows :
a) 3% Change of Land Use Fees Collected through E-Challan
Fee Collected: Rs.2,56,620/-
E-Challan Number: 20240704028958
E-Challan Date: 04-07-2004
b) Local Body Demand Fee – Collected through Onlineppa
Fee Collected: Rs.7,81,524/-
Date: 04-07-2024

Therefore, Subject to Specific Conditions, Residential Layout - Office of the Deputy Director of Town and Country Planning – Dindigul District – Palani Taluk – Puliampatti Panchayat/Village - R.S.No.217/1,2, 218 and 219/1A - Extent of 42.77 Acres (173080.00 Sq.Mtr) – Director, DTCP Technical Concurrence issued vide LP/DTCP No. 20/2024 - Technical clearance issued – It is hereby ordered to grant Approval for the above mentioned Residential Layout with Below Conditions.

Conditions:
1. Dindigul District Town and Country Planning Department (Planning Permission) ROC. No. EK20IV8S / 2024 / TCP Dated 02.04.2024 and Residential Layout Technical Clearance/Concurrence/Planning Permission issued Number LP/DTCP No. 20/2024 Dated 02.04.2024, Said the Special conditions mentioned must be strictly followed.
2. Roads constructed in the approved Residential layout should remain in same existing Condition. No changes should be made.
3. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of houses only, No dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid the Applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bound by any changes of orders issued by the Government in the policy Regarding the recognition of land layout approval and planning permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed Registrations changes in land ownership.
9. It is also informed that any violation of the above conditions will result in the Cancellation of this Layout approval.
Details of allotments of plots for which FINAL APPROVAL HAS BEEN GRANTED.
Site Extent: 42.77 Acres (or) 173080.00 Sq.Mtr.
No. of Plots: 572 (Including EWS Plots)
EWS Plot Nos. : 35-46, 49-70, 73-91, 94-112, 115-124, 146-158, 160-229, 530-561.
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TANGEDCO Purpose : 621.63 Sq.Mtr.

Signature valid
Signed by: Village Panchayat President
Location:Dindigul
Date:2024.07.04 19:58:46

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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