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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

No.14, Vivegananda nagar, Dindigul, 624001.

ROC No. R9BATN45/2025/TCP Date : 06/10/2025

From:

Joint Director / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

The Block Development Officer(V.P),
Batlagundu Panchayat Union,
Nilakkottai Taluk,
Kombaipatti panchayat
Dindigul District .

Sir/ Madam,

Sub : Residential Layout Subdivision - Office of the District Town and Country Planning– Dindigul District – Nilakkottai Taluk – Kombaipatty Panchayat / Village - S.F.Nos:293/3D,393/3E - Extent of 0.2835 Acres (1148.75 Sq.m)– Application received for residential layout Subdivision approval- Technical Clearance issued - forwarded for further action - Reg.

Ref :
1. Applicants Tmt.V.Jeyalakshmi, Online application number: R9BATN45, dated:.31.01.2025.
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No: R9BATN45, dated: 27.09.2025.
3. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi.4/7893/2025, dated:04.08.2025
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Tmt.V.Jeyalakshmi, Online letter No: R9BATN45, dated:17.02.2025 (Gift deed document No:--, dated:--).
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. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, 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.320/ 2022/TCP3, dated:07.01.2022
14. Demand payment request through online Letter No. R9BATN45, dated: 29.09.2025 (Requiring payment of Centage Fee &Development Fee)
15. Applicants Tmt.V.Jeyalakshmi, Payment of Centage Fee, Development Fee, dated: 30.09.2025.
16. 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 Subdivision in Dindigul District, Nilakkottai Taluk, Kombaipatty Panchayat / Village - S.F.Nos:293/3D,393/3E - Extent of 0.2835 Acres (1148.75 Sq.m).

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. Hence, Technical Clearance has been given for the residential

layout subdivision with below mentioned conditions.

1. As per the condition, Planning Permission has been given for the residential layout and the approved number issued as SWP/ DTCP/ DINDIGUL/ LAYOUT SUBDIVISION NO:136/2025 in digitally signed layout drawing. The Planning Permission issued layout drawing and Gift deed documents are herewith forwarded to the Local body for further action.
2. The local body shall accord permission/approval duly following the rules/regulations issued from time to time under the respective Act provisions and also after collecting requisite fees/charges as applicable
3. 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 Layout Condition no.9 (b).
4. After final approval in the local body, it is requested to send the approved residential layout map to the concerned sub-registrars of registration department and Survey & land records department for information and appropriate action.
5. As per circular cited 13th reference, it is requested to send the proceeding orders and maps to the concerned Thasildhar for updation in Tamil Nilam website
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through e-mail.
7. The local body may issue the final order, only after confirming that the applicant applied for Bulk sub-division.

Special 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. 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.
3. As per TNCDBR-2019 the details of collected fee and charges are attached.
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)

Layout Subdivision 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 order shall be compulsorily provided to the purchasers while the plots are sold.

Allotment details of approved layout subdivision plan:
a. Site Extent :0.2835 Acres (or) 1148.75 sq.m.
b. No. of Plots :04

Copy To:
1) Tmt.V.Jeyalakshmi,
D.No.4/391, Main Road,
Gandhipuram,
Ayyampalayam.

2) The Tahsildar,
Nilakkottai Taluk,
Dindigul District.

3) The Assistant Director,
Department of Survey and Land Records,
Dindigul District.

4) Superintending Engineer,
Electricity Distribution Circle,
Tamilnadu Generation and Distribution Corporation Ltd,
Dindigul District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1725	23/07/2025
2	OSR Fee		
3	Centage Charges	2100.00	30/09/2025
4	Development Charges	2320.00	30/09/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	2800.00	30/09/2025

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

Dindigul District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Dindigul
Date:2025.10.06 19:09:00

நகர் ஊரமைப்பு துறை

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

வத்தலக்குண்டு ஊராட்சி ஒன்றியம்

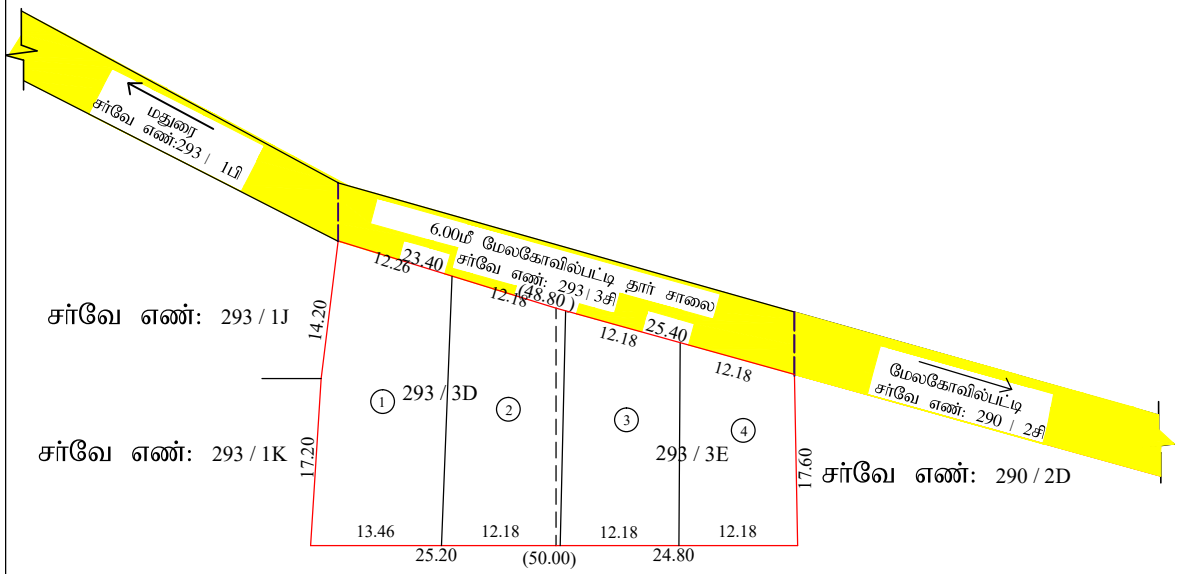
கோம்பைப்பட்டி ஊராட்சி

(திட்டமில்லாப் பகுதி)

திண்டுக்கல் மாவட்டம், நிலக்கோட்டை வட்டம், வத்தலக்குண்டு ஊராட்சி ஒன்றியம், கோம்பைப்பட்டி கிராமம் சர்வே.எண்கள்: 293 / 3D , 293/3E -ல் அமையும், உத்தேச குடியிருப்பு மனைஉட்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.

இணையதள விண்ணப்ப எண் : R9BATN45 நாள்: 23.07.2025

அளவு : 1:400 (1 செ.மீ - 4மீ)



குறிப்புகள்:

மனைஉட்பிரிவின் மொத்த பரப்பு : 28.35 சென்ட் (அ) 1148.75 ச.மீ

ஒதுக்கப்பட்ட மனைகள் : 04

மனைப்பிரிவின் எல்லை :

நிலையிலுள்ள சாலை :

பொது ஒதுக்கீடு:-

உள்ளாட்சிக்கு தானமாக ஒப்படைக்க வேண்டியவை:

1) பூங்கா ஒதுக்கீடு :

பூங்காவிற்கு தேவையான பரப்பு 10% [மனைஉட்பிரிவின் பரப்பு - மனைஉட்பிரிவு சாலையின் பரப்பு]

= 10% (1148.75 ச.மீ - 0.00 ச.மீ) = 114.87 ச.மீ

பூங்கா ஒதுக்கீடு பரப்பிற்கான தொகை அரசாணை 18 ந.நி (ம)கு.வ.து நாள் 04.02.2019 விதி 47(6) (ம) நகர் ஊரமைப்பு இயக்குநர் சென்னை அவர்களின் சுற்றறிக்கை கடிதம் ந.க.எண் : 4367 / 2019 - BA2 , 9611 / 2023 - TCP5. நாள் :05.02.2020 25.02.2023 -ல் தெரிவித்துள்ளதன்படி அரசு வழிகாட்டி மதிப்பீட்டில் உள்ளபடி உரிய தொகை உரிய கணக்கு தலைப்பில் மனுதாரரால் செலுத்தப்பட்டுள்ளது.

மூலை முடக்கு

12.0 மீ -வரையிலான அகல சாலைக்கு 1.50 X 1.50மீ விடப்பட வேண்டும்

நிபந்தனைகள்

1) அரசாணை எண்:181, வீட்டு வசதி (ம) நகர்புற வளர்ச்சி துறை நாள்: 09.12.2020-ன்படியும் மற்றும் நகர் ஊரமைப்பு இயக்குநர் சென்னை அவர்களது சுற்றறிக்கை ந.க.எண்:19799/2020போ நாள்:24.12.2020-ன் படி மனைஉட்பிரிவு சாலைகள்,மூலை முடக்கு மற்றும் பூங்காஆகியவையும் உள்ளாட்சிக்கும் அரசாணை எண்:18, ந.நி.(ம)கு.வ.(ந.ப.1) துறை நாள்:04.02.2019-ன்படியும் அரசாணை எண்: 16,ந.நி(ம)கு.வதுறை,நாள்:31.01.2020ன்படியும் பொது உபயோகம் என ஒதுக்கீடு செய்யப்பட்டுள்ள இடத்தினை உள்ளாட்சிக்கும் தனியாகவும், TANGEDCO என ஒதுக்கீடு செய்யப்பட்டுள்ளதனை மின்பகிமான கழகத்திற்கு தனியாகவும் அல்லது ஊராட்சிக்கும் தானப்பத்திரம் மூலம் ஒப்படைப்பு செய்யப்படவேண்டும்.

2) இம்மனைஉட்பிரிவினை ஊராட்சி இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தினை எந்த துறையாலும் நில ஆர்ஜிதப் நடவடிக்கை மேற்கொள்ளபடவில்லை என்றும்,எந்த துறைக்காகவும் நில ஆர்ஜிதப் பட்டியல் மாவட்ட வருவாய் அலுவலருக்கு அனுப்பப்படவில்லை என்றும் சம்மந்தப்பட்ட உள்ளாட்சி அவர்கள் உறுதி செய்து கொள்ள வேண்டும்.

3) நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்பிக்கப்பட்ட ஆவணங்கள் சரியானவை அல்ல என்று அறியப்பட்டாலோ அல்லது மனைஉட்பிரிவிற்கு தொழில் நுட்ப ஒப்புதலவழங்கியதால் பாதிப்பு ஏற்படக்கூடிய குல்நிலை ஏற்படின் மனைஉட்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பும் இன்றி நகர் ஊரமைப்பு இயக்குநர் சென்னை அவர்களால் ரத்து செய்யப்படும்.

4) விற்பனைக்குண்டான மனைகளை விற்பனை செய்யும்போது இவ்வரைபட நகலோடு நகர் ஊரமைப்புத்துறையின் ஒப்புதல அளிக்கப்பட்ட ஆணையின் நகல் மனைவாங்குபவர்களுக்கு கட்டாயம் வழங்கப்படவேண்டும்.

5) ஒப்புதல் அளிக்கப்பட்ட மனைஉட்பிரிவு வரைபடத்தை எவ்வித மாற்றம் விடுதலின்றி மனைஉட்பிரிவு நுழைவாயில் 0.60மீ 1.20மீ என்ற குறைந்தபட்ச அளவிலான நிரந்தர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பிரகுரிக்கப்பட வேண்டும்.

6) நகர் ஊரமைப்பு ஆணையர், சென்னை அவர்களது சுற்றறிக்கையின்படி " The Tamil Nadu Government in G.O.Ms.No: 112, housing and Urban Development Department dated: 22.6.2017 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 TNRERA (Tamil Nadu Real Estate Regulatory Authority)".

குறிப்பு : அனைத்து அளவுகளும் மீட்டரில் குறிப்பிடப்பட்டுள்ளது

SWP / DTCP / DINDIGUL / SUB DIVISION No - 136 / 2025

திருமதி.தனலட்சுமி
வரைவாளர் நிலை - III

Signature valid
Signed by: Deputy Director
Location:Dindigul
Date:2025.10.06 19:12:03

சி.சடைபாக்கியம்
மேற்பார்வையாளர் / வரைவாளர் நிலை - II

துணை இயக்குநர்(பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
திண்டுக்கல் மாவட்டம்

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.