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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Plannin Permission)

No.14, Vivegananda nagar, Dindigul, 624( )1.

ROC No. I360 15LB/2023/TCP Date : 04/10/2023

From:

Joint D ector / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

Mrs. E warl and two Others,
689/A3 Shanmuga Nagar,
Sivakir patti Village,
Palani Taluk, Dindigul District.

Sir/ Madam,

Sub : Reside tial Layout - Office of the Deputy Director of Town and Country Plannin – Dindigul District – Palani Taluk/Panchayat union – Kothaimangalam Panchayat and Village - R.S.No.25/1, 27/12 - Exten of 1.1613 Acres (4700.00 Sq.Mtr) - Technical clearan e issued - forwarded for further action - Reg.

Ref : 1.Appli ants Mrs. Eswari and two Others Letter No. I360M5LB, dated: 26.08.20 3.

2.Distri t Town and country planning Office, Dindigul District Letter No I360M5 B . (Road pattern issued on dated: 15.09.2023).

3.Joint Director Agriculture department, Letter No. Mathi 4/5795/2023, dated 04)7.2023.

4.Circu ar from the Director of Town and Country Planning, Roc. No 19799 / 20:), Dated: 24.12.2020

5.Appli ants Mrs. Eswari and two Others Letter No. I360M5LB , Dated: 11.09.2 23.(Gift deed document no. 3113/2023 and 3114/2(23 dated
05.09.2)23).

6.G.O.1 38, Housing and Urban Development Department, Dated: 04.06.2004

7.G.O.7), Housing and Urban Development Department, Dated: 04.05.2017.

8.G.O.1 3, Department of Municipal Administration and Water Supply,Dated:04.(2.2019 and G.O.16 Department of Municipal Adminis ration and
Water S upply, dated: 31.01.2020.

9.G.O.1 11, Housing and Urban Development Department, Dated: 23.09.2020

10.G.O. 81, Housing and Urban Development Department, Dated: 09.12.202(

11.Gov rnment Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Devel pment Department, Dated: 30.08.2017.

12.Circu ar from the Commissioner of Town and Country Planning, letter no.136 6/2017/LA1, Dated: 08.09.2017.

13.Circu ar from the Director of Town and Country Planning, Roc No.320/ 2022/ CP3, Dated:07.01.2022

14.Dem nd payment Request Letter No. I360M5LB , Dated: 14.09.2023 (requi ng payment of Centage Fee, OSR Guideline Value F e).

15.Appli ants Mrs. Eswari and two Others Letter No. I360M5LB , Dated: 26.09.2)23.(Payment of Centage Fee).

16.Circu ar from the Director of Town and Country Planning, Roc No. 4367/2019 TCP2, Dated: 14.10.2019.

With ref rence to the 1st Cited letter, applicant has requested for the approval o residential layout in Dindigul District, Palani Taluk/P nchayat
union, K thaimangalam Panchayat and Village, R.S.No.25/1, 27/12 - Extent o 1.1613 Acres (4700.00 Sq.Mtr)

forwarded to Director of Town and
Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 29.08.2023.
Further the applicant Mrs. Eswari and two Others has gift deed the road, road play and Public Purpose, Tangedco areas has been handed over to
the President, Kothaimangalam Panchayat on 05.09.2023. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/DINDIGUL/LAYOUT NO: 179/2023 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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnam
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 sub-division 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 Conv rsion Charges-27 Non
Taxat on fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5. Ac cording to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that The Directorate of Town and Country Planning Depa rment has not
legall certified the title to the ownership by granting technical clearance and p anning permission. Only the applicant's entitlement to dev elopment
is ver ied in the documents submitted with the applicant's application (lease d od, sale deed, gift deed, etc)Any person wishing to purch ase the
prope ty must individually assert ownership of the property to the applicant. Al o, if anyone else dispute arises individual rights over i they can
settle t before the appropriate competent court. The Directorate of Town and ountry Planning Department is not the right organ zation to decide
this.

6.As p er TNCDBR-2019 the following fee and charges are collected as follow

S.No	Description of Charges	Amount	Receipt No and Date
1	Scru ny fee	7041	26/08/2023
2	OSR Fee	19434	11/09/2023
3	Cent ge Charges	4800.00	26/09/2023
4	Deve opment Charges		
5	Displ y Board Charges		
6	Sate ite town charge		

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

Dindigul District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by Rameshkumar.

Signed by: Deputy Director
Location:Dindigul
Date:2023.10.04 18:06:37

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.