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Town and Country Planning Department(Planning Permission)

No.14, Vivegananda nagar, Dindigul, 624001.

ROC No. XJYQQTVX/2025/TCP Date : 13/02/2025

From:

Joint Director / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

Block Development Officer (V.P),
Nilakkottai Panchayat Union,
Nilakkottai Taluk,
Dindigul District -624208.

Sir/ Madam,

Sub : Site Approval - Office of the District Town and Country Planning– Dindigul District – Nilakkottai Taluk – Nilakkottai Panchayat Union – Kanavaipatty Panchayat / Village - S.F.Nos.59/4C, 60/7- Extent 1.1221 Acres (4549.00 Sq.Mtr)– Application received for site approval- Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant Tmt.D.Indira, Online application number: XJYQQTVX, dated:02.02.2025.
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR demand request online Letter No: XJYQQTVX, dated: 10.02.2025.
3. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi.4/9316/2024, dated:20.09.2024.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
6. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
7. G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and
other successive amendments.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022
13. Demand payment request through online Letter No. XJYQQTVX dated: 12.02.2025 (Requiring payment of Centage Fee &Development Fee)
14. Applicant Tmt.D.Indira, Payment of Centage Fee, Development Fee, dated: 12.02.2025
15. 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 site approval in Dindigul District, Nilakkottai Taluk, Nilakkottai Panchayat Union, Kanavaipatty
Panchayat / Village, S.F.Nos.59/4C, 60/7 – Extent 1.1221 Acres (4549.00 Sq.Mtr).
In continuation with reference 2nd cited letter, OSR charges called for site approval has been issued by the Deputy Director(i/c), District Town and Country Planning Office, Dindigul
District. Further the applicant Tmt.D.Indira, has paid Centage charge on 10.02.2025. Hence, Technical Clearance has been given for the site approval with below mentioned
conditions.
1. As per the condition, Technical Clearance has been given for the site approval and the approved number issued as SWP/DTCP/DINDIGUL/SITE APPROVAL NO: 19/2025 in
digitally signed site approval drawing. The Technical Clearance issued for site approval drawing 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. After final approval in the local body, it is requested to send the approved site approval map to the concerned sub-registrars of registration department and Survey & land
records department for information and appropriate action.
4. 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
5. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through e-mail.
Special Conditions:
1. (a) With reference to the 7th cited and 9th 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 site approval 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 site approval 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. 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.
3. 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)
4. 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.
5. As per TNCDBR-2019 the details of collected fee and charges are attached.
Allotment details of site plan:
a. Site Extent :1.1221 Acres (or) 4549.00sq.m.
Copy To:
1) Mrs.Indira, W/O.Dwarakanathan,
D.No.27, Vallalar Nagar, 1st Street,
West Govindapuram,
Dindigul-624001.
2) The Tahsildar,
Nilakkottai Taluk,
Dindigul District.
3) The Assistant Director,
Department of Survey and Land Records,
Dindigul District.
4) The Chairman
Tamilnadu Real Estate Regularity Authority
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.
5) 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	6824	02/02/2025
2	OSR Fee	25019	10/02/2025
3	Centage Charges	600.00	12/02/2025
4	Development Charges	9100.00	12/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	800.00	12/02/2025

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:2025.02.13 17:12:32



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

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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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