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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

No.14, Vivegananda nagar, Dindigul, 624001.

ROC No. 6E3CMVU1/2024/TCP

Date : 20/09/2024

From:

Joint Director / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

The President
Seelapadi Panchayat,
Dindigul East Taluk, Dindigul District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning – Dindigul District – Dindigul LPA Area – Dindigul West Taluk – Seelapadi Panchayat/Village - S.F.No. 148/1B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 8A, 8B, 8C, 8D, 9B, 155/1C, 7A - Extent of 2.21 Acres (8950.00 Sq.m)–Application received for residential layout approval- Planning Permission issued - forwarded for further action - Reg.

Ref :
1. Applicants Mr.S.Muthuvenkatachalam and Mr. G.Vairavan, Online application number: 6E3CMVU1, dated:13.08.2024.
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No:
6E3CMVU1, dated: 11.09.2024.
3. Joint Director, Agriculture department, Dindigul District, Letter NA.(Planning Area)
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Mr.S.Muthuvenkatachalam and Mr. G.Vairavan, Online letter No: 6E3CMVU1, dated: 18.09.2024, Gift deed document No: 2955/2024
and 2956/2024 dated: 16.09.2024.
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. 6E3CMVU1, dated: 19.09.2024 (Requiring payment of Centage Fee & Development Fee)
15. Applicants Mr.S.Muthuvenkatachalam and Mr. G.Vairavan, Payment of Centage Fee, Development Fee, dated: 19.09.2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Order:
With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Dindigul District, Dindigul LPA Area – Dindigul
West Taluk – Seelapadi Panchayat/Village - S.F.No. 148/1B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 8A, 8B, 8C, 8D, 9B, 155/1C, 7A - Extent of 2.21 Acres
(8950.00 Sq.m).
In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Member Secretary/ Deputy Director,

District Town and Country Planning Office, Dindigul District. Further the applicant Mr.S.Muthuvenkatachalam and Mr. G.Vairavan has gift deed the
road, road splay, public purpose and TANGEDCO areas to the President, Seelapadi Panchayat, on 16.09.2024. Hence, Planning Permission has been
given for the residential layout 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/LPA/DINDIGUL/LAYOUT NO:41/2024 and Planning Permission issued and numbered as SWP/LPA/DINDIGUL/PLANNING PERMISSION
NO.45/2024 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. 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, TANGEDCO S.F.No sub-division in favour concern local body& TANGEDCO.
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-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)
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). 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.
6. As per TNCDBR-2019 the details of collected fee and charges are attached.
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 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 plan:
a. Site Extent :2.21 Acres (or) 8950.00 sq.m.
b. No. of Plots : 41
c. Gifted over to Local Body :

Layout Road : 3125.00 sq.m
Public Purpose - 1 : 40.12 sqm (0.69 %)
TANGEDCO Purpose : 44.00 sqm (0.76 %)

Copy To:

1) Mr.S.Muthuvenkatachalam and Mr. G.Vairavan,
D.No.4/354, Ariyapathanpatti Road,
Kamaraj Nagar, Vedasandur,
Dindigul District – 624 710.

2) The Tahsildar,
Dindigul West 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	13425	13/08/2024
2	OSR Fee	512600	18/09/2024
3	Centage Charges	12900.00	19/09/2024
4	Development Charges	17900.00	19/09/2024
5	Display Board Charges		
6	Satellite 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

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.