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Layout Application - Final Approval Letter

Roc No: A37HPFNJ/2024/TCP /PP

Date: 12/23/24 4:58 PM

From:

Village Panchayat

Puliampatti

To :

Mr.K.Subramanian
S/o Thiru.Kuppusamy
D.No.179 A/2, New Dharapuram Road
Puliampati, Palani Taluk
Dindigul District – 624617

Online Application Number: A37HPFNJ

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning – Dindigul District – Palani Taluk – Thoppampatty Panchayat Union - Puliyampatti Village / Panchayat - S.F.No. 20/2, 21/1A2 - Extent of 2.42 Acres (9810 Sq. Mt.) - Technical Clearance Issued – Issuing Final Approval – Reg.

Ref :

1. Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department, Dindigul District, Letter ROC No: A37HPFNJ / 2024 / TCP, Dated: 03-10-2024 (Planning Permission: SWP / DTCP / DINDIGUL / LAYOUT NO : 193 / 2024)

Body:

Details of allotments of plots for which FINAL APPROVAL HAS BEEN GRANTED.
Dindigul District – Palani Taluk – Thoppampatty Panchayat Union
Puliyampatti Village / Panchayat
S.F.No. 20/2, 21/1A2
Site Extent: 2.42 Acre (or) 9810.00 Sq.Mtr.
No. of Plots: 36
Owner's Use: 1
Gifted over to Local Body:
Layout Road : 3379.16 Sq.Mtr.
Park Area : 650.25 Sq.Mtr.

Public Purpose (Local Body) : 34.06 Sq.Mtr.
TANGEDCO Purpose : 34.80 Sq.Mtr.

1. Applicants Mr.K.Subramanian, Online application number: A37HPFNJ, Dated:13.09.2024.
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No: A37HPFNJ, Dated: 27.09.2024.
3. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi.4/9317/2024, dated 20.09.2024.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, Dated: 24.12.2020
5. Applicants Mr.K.Subramanian , Online letter No: A37HPFNJ, Dated: 01.10.2024, Gift deed document No:3645/2024 and 3646/2024 Dated 30.09.2024.
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. A37HPFNJ, Dated: 01.10.2024 (Requiring payment of Centage Fee & Development Fee)
15. Applicants Mr.K.Subramanian , Payment of Centage Fee, Development Fee, Dated: 01.10.2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department, Dindigul District, Letter ROC No: A37HPFNJ/2024/TCP, Dated: 03-10-2024 (Planning Permission: SWP / DTCP / DINDIGUL / LAYOUT NO : 193 / 2024)

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Dindigul district, Palani Taluk , Puliyampatti Village / Panchayat comprising of S.F.No. 20/2, 21/1A2 - Extent of 2.42 Acres (9810 Sq. Mt.) forwarded to District 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 Deputy director on 27.09.2024. Further the applicant Mr.K.Subramanian has gift deed the road, road splay, public purpose and TANGEDCO areas to the President, Puliyampatti Panchayat, on 30.09.2024. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as SWP/DTCP/DINDIGUL/LAYOUT NO: 193 / 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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Therefore, Subject to Specific Conditions, Residential Layout - Office of the District town and country Planning Dindigul District – Palani Taluk – Thoppampatty Panchayat Union - Puliyampatti Village / Panchayat - S.F.No. 20/2, 21/1A2 - Extent of 2.42 Acres (9810 Sq. Mt.) - Technical Clearance Issued - SWP / DTCP / DINDIGUL / LAYOUT NO : 193 / 2024) - 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: A37HPFNJ/2024/TCP, Dated: 03-10-2024 (Planning Permission: SWP / DTCP / DINDIGUL / LAYOUT NO : 193 / 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.

Dindigul District – Palani Taluk – Thoppampatty Panchayat Union
Puliyampatti Village / Panchayat
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TANGEDCO Purpose : 34.80 Sq.Mtr.

President
Puliyampatti Village / Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.12.23 16:58:40

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

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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.