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Layout Application - Final Approval Letter

Roc No: LXRJI8AP/2024-2025/CNP

Date: 7/23/24 12:46 PM

From:

Village Panchayat

CHETTINAICKANPATTI

To :

Mr.T.Ayyappan and Mrs.M.Gomathi ,
Pookkara Thootam, PWD Colony,
Trichy BYE Pass Road,
Seelapadi Village,
Dindigul District-624005.

Online Application Number: LXRJI8AP

Sir/ Madam,

Sub :

Approval of Residential Layout- Dindigul District - Dindigul Panchayat Union – 1.51 Acres in (6113.00 Sq.M) Chettinayakanpatti Panchayat and Village Survey No. 173/1C, 174/1 Approval of Residential Layout– Urban Planning Act 1971 Section 49 - Planning permission granted by Dindigul District Town and Country Planning Department under - Final Approval and Commissioning of Residential Layout.

Ref :

1. Applicants Mr.T.Ayyappan and Mrs.M.Gomathi, Letter No. LXRJI8AP, Dated:16.06.2024
2. District Town and country planning Office, Dindigul District Letter No. LXRJI8AP, (Road pattern issued on dated: 20.06.2024).
3. Dindigul District Local planning Authority Master plan G.O.(M.S)NO.327, Dated: 24.07.2001.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Mr.T.Ayyappan and Mrs.M.Gomathi, Letter No. LXRJI8AP, Dated: 23.06.2024. (Gift deed document no.4762/2024, 4763/2024, dated: 21.06.2024).
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:

Body:

Order

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Dindigul Panchayat Union, Chettinaickan Patti Panchayat / Village Survey no. 173/1C, 174/1 To Extent Of 1.51 Acres (6113.00 Sqm) proposed Residential Layout based on ordinances found in view (8) and proposed Residential Layout view (2) Dindigul District Town and Country Planning Department in their letter on the following Terms Technical permission numbered as SWP/LPA/ DINDIGUL/ LAYOUT NO:27/2024 and under Section 49 of the Town Planning Act, 1971 and as per Rule 4 of the said Decree and numbered as SWP/LPA/DINDIGUL/PLANNING PERMISSION NO:30/2024 Approved and decreed.

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

Ordinance No.18 Municipal Administration and Drinking Water Supply (N.P.1) Department, dated 04.02.2019 Rule 47(6) Director of Urban Development, Chennai. As per their circular No.K.4367/ 2019 /PA2, dated 05.02.2020 the guide assessment amount for allotment of park has been paid by the petitioner under Government account head.

Based on that, Dindigul Panchayat Union, Chettinayakkanpatti Panchayat/Village Survey No. 173/1C,174/1 - 1.51 Acres (6113.00 Sqm) Proposed Residential Layout View (2) of Proposed Residential Plot Based on Consideration and approval of Dindigul District Town and Country Planning Department based on the ordinances found in Subdivision View (8). It is hereby decreed giving Final approval to all the 25 Plots units (Plot No.1 to 25) and Own use 1& 2 set up on the conditions stated by Dindigul District Town and Country Planning Department.

President / Executive Officer
Chettinaickanpatti Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.07.23 12:46:51

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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