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Town and Country Planning Department(Planning Permission)

No.14, Vivegananda nagar, Dindigul, 624001.

ROC No. 0THG9AST/2024/TCP Date : 16/11/2024

From:

Joint Director / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

The President,
Alamarathupatti Panchayat,
Alamarathupatti Village,
Athoor Taluk,
Dindigul District – 624308

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning – Dindigul District – Dindigul LPA Area – Athoor Taluk – Alamarathupatti Panchayat / Village - S.F.Nos. 28/2A1B1, 28/3B, 29/2A,29/2C,29/2D,29/15A & 29/15C - Extent of 0.867 Acres (3511.00 Sq.m)–Application received for residential layout approval- Planning Permission issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.G.VAIRAVAN, Online application number: 0THG9AST, dated:08.10.2024.
2.Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No:
0THG9AST, dated: 09.11.2024.
3.Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
4.Applicants Mr.G.VAIRAVAN, Online letter No: 0THG9AST, dated: 14.11.2024, Gift deed document No: 6428/2024 and 6429/2024 dated:
12.11.2024.
5.G.O.138, Housing and Urban Development Department, dated: 04.06.2004
6.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.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022
12.Demand payment request through online Letter No. 0THG9AST, dated: 14.11.2024 (Requiring payment of Centage Fee & Development Fee)
13. Applicants Mr.G.VAIRAVAN, Payment of Centage Fee, Development Fee, dated: 16.11.2024
14. 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,
Athoor Taluk, Alamarathupatti Panchayat/ Village, S.F.Nos. 28/2A1B1, 28/3B ,29/2A,29/2C,29/2D,29/15A & 29/15C - Extent of 0.867 Acres
(3511.00 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.G.VAIRAVAN has gift deed the road, road splay, public

purpose and TANGEDCO areas to the President, Alamarathupatti Panchayat, on 12.11.2024 . 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: 50 /2024 and Planning Permission issued and numbered as SWP/LPA/DINDIGUL/PLANNING PERMISSION
NO: 56 /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 11th 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 6th cited and 7th 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 9th cited and 10th cited letter, the concern local body must issue the final approval after transfer of earmarked road,
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.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.
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 :0.867 Acres (or) 3511.00 sq.m.
b. No. of Plots : 20
c. Gifted over to Local Body :
Layout Road : 913.14 sq.m
Public Purpose : 13.26 sqm (0.51 %)
TANGEDCO Purpose : 13.38 sq.m (0.51 %)

Copy To:
1) Thiru. VAIRAVAN (Power Agent)
H.NoB7 VIVEKANANDA NAGAR,

Dindigul,624005.

2) The Tahsildar,
Athoor 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	5267	08/10/2024
2	OSR Fee	214326	14/11/2024
3	Centage Charges	7200.00	16/11/2024
4	Development Charges	7022.00	16/11/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	9600.00	16/11/2024

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

Enclosure

1.Layout original map and Condition – 2 set

Dindigul District.

Signature valid

Signed by: Deputy Director
Location:Dindigul
Date:2024.11.16 16:37:38



our services doesn't just end there

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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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We're honored to be part of your real estate journey

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OMR Thoraipakkam,
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