Town and Country Planning Department(Planning Permission)

No.14, Vivegananda nagar, Dindigul, 624001.

ROC No. NQ57UG5P/2023/TCP Date : 06/12/2023

From:

Joint Director / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

Mr.A.CHINNADURAI and OTHERS,
Door No: 54/1 Dindigul East,
Balakrishnapuram, Shenba Malar Street,
Dindigul-624003

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning, Local Planning Authority - Dindigul District - Dindigul West Taluk – Pallapatti Panchayat/Village - S.F.No. 705/1K, 2A, 2B2B - extent of 0.95 acre (3845.0Sqmt) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr. A.Chinnadurai, Mr.P.Maruthamuthu and Mrs.R.Selvi, Letter No. NQ57UG5P, dated: 17.11.2023.

2.District Town and country planning Office, Dindigul District Letter No. NQ57UG5P. (Road pattern issued on dated: 29.11.2023).

3.G.O.327, Housing and Urban Development Department, Dated: 24.07.2001 (Dindigul Local Planning Area)

4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020,Dated: 24.12.2020

5.Applicants Mr. A.Chinnadurai, Mr.P.Maruthamuthu and Mrs.R.Selvi, Letter No. NQ57UG5P, Dated: 01.12.2023. (Gift deed document no.9359/2023, and 9360/2023 dated: 30.11.2023).

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 Letter No. NQ57UG5P, Dated: 04.12.2023 (requiring payment of Centage Fee, OSR Guideline Value Fee).

15.Applicants Mr.A.Chinnadurai, Mr.P.Maruthamuthu and Mrs.R.Selvi, Letter No. NQ57UG5P, Dated: 04.12.2023.(Payment of Centage Fee, OSR Guideline Value Fee).

16.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 residential layout in Dindigul District, Dindigul West Taluk, Pallapatti Panchayat/Village, S.F.No. 705/1K, 2A, 2B2B, extent of 0.95 acre (3845.0Sqmt) forwarded to Local body for further action.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the deputy director on 29.11.2023. Further the applicant Mr.A.Chinnadurai, Mr.P.Maruthamuthu and Mrs.R.Selvi has gift deed the road, road splay and Public Purpose, Tangedco areas has been handed over to the President, Pallapatti Panchayat on 30.11.2023. 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/LPA/DINDIGUL/LAYOUT NO: 55/2023 and SWP/LPA/DINDIGUL/PLANNING PERMISSION NO: 56/2023 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

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 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 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) 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 following fee and charges are collected as follows:

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5768	17/11/2023
2	OSR Fee	19184	01/12/2023
3	Centage Charges	6600.00	04/12/2023
4	Development Charges	7700.00	04/12/2023
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

Signature valid

Signed by: Deputy Director
Location:Dindigul
Date:2023.12.06 18:23:45