Town and Country Planning Department(Planning Permission)

No.14, Vivegananda nagar, Dindigul, 624001.

ROC No. 3UA5PEZC/2025/TCP Date : 12/12/2025

From:

Joint Director / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

The Block Development Officer(V.P),
Shanarpatti Panchayat Union,
Anjukulipatti Panchayat,
Dindigul East Taluk,
Dindigul District

Sir/ Madam,

Sub : Residential Layout (Non Planning Area) - Office of the District Town and Country Planning– Dindigul District – Dindigul East Taluk - Shanarpatti Panchayat Union - Anjukulipatti Panchayat and village - S.F.Nos. 176A/3B,178/3B2,178/4,184/5B - extent of 8.255 acres (33446.00 Sq.m)–Application received for residential layout approval- Technical clearance issued - forwarded for further action - Reg.

Ref : 1. The Layout Proposal received from Thiru.V.Balakrishnan and Thiru.K.Malleswaran, through Online application number: 3UA5PEZC, dated: 15.10.2025.
2. The Deputy Director (i/c), Dindigul District Town and Country Planning office Inspection Report of Online Application No.3UA5PEZC / 2025, dated: 22.10.2025
3. Director, Town and country planning, Chennai and Road pattern approved, online Letter No: 3UA5PEZC, dated: 14.11.2025.
4. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi. 4/10453/2025, dated:22.10.2025.
5. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
6. Applicants Thiru.V.Balakrishnan and Thiru.K.Malleswaran, Online letter No: 3UA5PEZC, dated: 22.11.2025, Gift deed document No:5306/2025, 5307/2025,
dated.21.11.2025.
7. Director, Town and country planning, Chennai Letter No. 3UA5PEZC, dated: 10.12.2025, Technical concurrence issued vide L.P./DTCP No.128/2025.
8. G.O.138, Housing and Urban Development Department, dated: 04.06.2004.
9. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
10. 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.
11. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
12. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
13. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
14. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
15. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022.
16. Demand payment request through online Letter No. 3UA5PEZC, dated: 11.12.2025 (Requiring payment of Centage Fee & Development Fee.
17. Applicants Thiru.V.Balakrishnan and Thiru.K.Malleswaran, Payment of Centage Fee, Development Fee, dated: 12.12.2025.
18. 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, applicants have requested for the approval of residential layout in Dindigul District, Dindigul East Taluk, Shanarpatti Panchayat

Union, Anjukulipatti Panchayat and village, S.F.Nos. 176A/3B,178/3B2,178/4,184/5B, extent of 8.255 acres (33446.00 Sq.m).
In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Director, Town and country planning, Chennai. Further the
applicants Thiru.V.Balakrishnan and Thiru.K.Malleswaran, has gift deed the road, road splay, OSR, public purpose and TANGEDCO areas to the The Block Development
Officer (V.P), Shanarpatti Panchayat Union, on 21.11.2025. Hence, Technical Clearance has been given for the residential layout with below mentioned conditions.
1. As per the condition, the layout has been approved and approved number issued by Director, Town and Country Planning Office, Chennai as L.P./DTCP No.
128/2025. in digitally signed layout drawing. The Technical Clearance 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 applicants applied for Bulk sub-division.
Special Conditions:
1. (a) With reference to the 9th cited and 11th 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 applicants 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3
years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission
for amalgamation of EWS plots.
3. With reference to the 13th cited and 14th 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 favor concern local body& TANGEDCO.
4. 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
applicants has requested to follow the protocols as per instruction given by TNRERA.
5. 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)
6. 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 applicants. 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.
7. 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 applicants must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the
applicants 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 applicants 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 applicants. 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.
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 :8.255 Acres (or) 33446.00 sq.m.
b. Total No. of Plots: 162(including EWS plots)
c. EWS Plots : 35
d. EWS Plots extent :2476.75 sq.m (10.23%)
e. Gifted over to Local Body:
Layout Road : 9224.65 sq.m
Park (OSR) : 2458.14 sq.m (10.15%)
Public Purpose :134.49 sqm (0.55%)

TANGEDCO Purpose :134.13 sq.m (0.55 %)

Copy To:
1) Thiru.V.Balakrishnan and Thiru.K.Malleswaran,
Door No: 7A/658, Periyar Nagar,
Balakrishnapuram, Dindigul – 624 005.
2) The Tahsildar,
Dindigul East 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	50169	15/10/2025
2	OSR Fee		
3	Centage Charges	51000.00	12/12/2025
4	Development Charges	66900.00	12/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	68000.00	12/12/2025

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:2025.12.12 21:41:25