Town and Country Planning Department(Planning Permission)

No.14, Vivegananda nagar, Dindigul, 624001.

ROC No. 3Y3PCN9F/2024/TCP Date : 20/07/2024

From:

Joint Director / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

The Executive Officer,
Pattiveeranpatti Town Panchayat,
Sevugampatti Village,
Nilakottai Taluk, Dindigul District.

Sir/ Madam,

Sub : Residential Layout - Office of the Deputy Director of Town and Country Planning – Dindigul District – Nilakottai Taluk – Pattiveeranpatti Town Panchayat – Sevugampatti Village - S.F.No 570/4C1, 571A/1B4, 571A/2B, 571A/3, 571A/4; 572/1, 572/2, 572/3, 572/4 and 572/5 Extent of 10.15 Acre (41084 Sq.m) – Director, DTCP Technical Concurrence issued vide L.P/DTCP No. 49/2024 - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru S.Kuppusamy and Thiru K.Chinnasamy Letter No. 3Y3PCN9F, dated: 22.04.2024.

2. Director, Town and country planning, Chennai Letter No 3Y3PCN9F. (Road pattern issued on dated: 15.06.2024).

3.Joint Director Agriculture department, Letter No. Mathi 4/1413/2024, dated 16.02.2024.

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

5.Applicants Thiru S.Kuppusamy and Thiru K.Chinnasamy Letter No. 3Y3PCN9F, Dated: 25.06.2024.(Gift deed document No. 1299/2024,
1300/2024, Dated:18.06.2024).

6. Director, Town and country planning, Chennai Letter No 3Y3PCN9F dated 17.07.2024, Technical concurrence issued vide L.P./DTCP
No.49/2024.

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

9.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.

10.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

11.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

12.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

14.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

15.Demand payment Request Letter No. 3Y3PCN9F, Dated: 19.07.2024.(requiring payment of Centage Fee, OSR Guideline Value Fee).

16.Applicants Thiru S.Kuppusamy and Thiru K.Chinnasamy Letter No. 3Y3PCN9F, Dated: 05.07.2024.(Payment of Centage Fee).

17.Applicants Thiru S.Kuppusamy and Thiru K.Chinnasamy Letter No. 3Y3PCN9F, Dated: 18.07.2024.(Payment of Development Charge
Rs.83,000/- , paid by
challan(Offline).

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, applicant has requested for the approval of residential layout in Dindigul District Nilakottai Taluk,
Pattiveeranpatti Town Panchayat,
Sevugampatti Village, S.F.No 570/4C1, 571A/1B4, 571A/2B, 571A/3, 571A/4; 572/1, 572/2, 572/3, 572/4 and 572/5 Extent of 10.15 Acre (41084
Sq.m), Director, DTCP
Technical Concurrence issued vide L.P/DTCP No. 49/2024 and Technical clearance issued.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 30.05.2024. Further the applicant
Thiru S.Kuppusamy and Thiru K.Chinnasamy has gift deed the road, road splay and Public Purpose, Tangedco areas has been handed over to
the Executive officer,
Pattiveeranpatti Town Panchayat on 18.06.2024. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued by Director, Town and Country Planning Office, Chennai
as L.P./DTCP.No. 49/2024
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

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 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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned 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 conversation 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)

5. 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.

6.As per TNCDBR-2019 the following fee and charges are collected as follows:
Centage Fee : 55,500/- Dt: 19-07-2024
Development fee : 83,000/-Dt: 18.07.2024.(Offline)
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 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 is plot land use is requested those 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 present 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 1.00 meters 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 dept. 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 compete details for public view through a 60 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.
Site Extent: 10.15 Acres (or) 41084.00 Sq.Mtr.
No. of Plots: 183 (Including EWS Plots)
Gifted over to Local Body:
Park Area : 2988.86 sqm (10.12 %)
Layout Road : 11539.32 sqm
EWS plot Sites : 49-54, 73-78, 97-115, 118-134
EWS Area – 3043.06(10.30%)
Public Purpose(Localbody) : 151.91sqm (0.51%)
TANGEDCO Purpose : 153.45 sq.m (0.52%)

Enclosures:
Director, Town and country planning, Chennai Letter No 3Y3PCN9F dated 17.07.2024, Technical concurrence

issued vide L.P./DTCP
No.49/2024 Layout sketch and
Proceedings.
Copy to
1. Thiru S.Kuppusamy and Thiru K.Chinnasamy,
No.A3, Sakthi Agency, Mahathma Nagar,
Andankovil East, Karur – 639 002.

2. The Chairperson,
Tamilnadu Real Estate Regulatory Authority,
CMDA Tower - II 1st Floor ,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	61626	22/04/2024
2	OSR Fee		
3	Centage Charges	55500.00	19/07/2024
4	Development Charges		
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:2024.07.20 14:43:06