Layout Application - Final Approval Letter

Roc No: 51FRLBT9/001/LAYOUT/2024/SGP

Date: 6/19/24 12:24 PM

From:

Village Panchayat

Sivagiripatti

To :

Mr.K. Mariappan,
s/o Late Thiru Karuppaiah Servai,
No.80, Thattankulam, Sivagiripatty,
Palani Taluk, Dindigul District .

Online Application Number: 51FRLBT9

Sir/ Madam,

Sub :

Residential Layout - Office of the Deputy Director of Town and Country Planning – Dindigul District – Palani Taluk – Sivagiripatti
Panchayat – Thattankulam Village - R.S.No. 119/4A2, 120/9, 10 - Extent of 1.840 (7465.00 Sq.Mtr) - technical clearance received - Layout approval regarding.

Ref :

1. Deputy Director, Dindigul District Town and Country Planning office online letter No. 51FRLBT9, dated 30.02.2024 and Layout approved number issued as SWP/DTCP/DINDIGUL/LAYOUT NO: 115/2024
2. Sivagiripatti panchayat Resolution NO : 42, Date: 19.06.2024
3. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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.

Body:

ORDER

With reference to the 1st Cited letter of Deputy Director, Dindigul District Town and County Planning office, the Technical Concurrence for the proposed layout in Dindigul District, Palani Taluk, Sivagiripatti Panchayat, Thattankulam Village R.S. No. 119/4A2, 120/9, 10, Extent of 1.840(7465.00 Sq. Mtr) issued to Mr. K Mariappan, s/o Late Thiru Karuppaiah Servai and forwarded. Herewith the layout approval for the above said layout issued regarding.

The Details of approved Layout are as under:

1) Area of the Layout - 1.840 Acres
2) No of Plots - 31
3) The following Fees received as per Government Order under reference No. 5.
   a) Scrutiny Fees/Inspection Fees - 5000/-
   b) Change of Land Use - 5,50,000/-
   Received vide online receipt dated 14.06.2024.

Area of the Layout - 756.00 Sq. mtr
Road Area - 1737.79 Sq. Mtr.
Localbody + Tangedco Area - 28.97+33.41 = 62.38 Sq. Mtr.
Balance Saleable Plot area - 5764.83 Sq. Mtr.
Guideline value of the SF NO - 119/4A2, 120/9,10
Guideline Value of the Land - Rs. 3190.00/Sq.Mtr.
Therefore - 5764.83 x Rs. 3190.00 = 1,83,89,807.70
As per goverenement Order 3% of the Fees - Rs. 5,51,694.23/-

c) Localbody Development Charge - Rs. 2000/- perPlot
No of Plots - 31 x 2000 = 62,000/-
(paid by offline challan No. 2024-2025/22/8/18/7/4, Dated 18.06.2024)

The Bove said fees are received form applicant through Online and offline. Therefore the proposed layout Dindigul District, Palani Taluk, Sivaigirpatti Panchayat, Thattankulam Village R.S. No. 119/4A2, 120/9,10 - Extent of 1.840(7465.00 Aq. Mtr) Approved by Deputy Director, Dindigul District Town and Country Planning office is here by by also approved for 31 Plots to Mr. K. Mariyappan, s/o Late Thiru Karuppaiah Servai.

LAYOUT CONDITIONS

1. The Plots and roads in the layout approved by Deputy Director, Dindigul District Town and Country Planning office online letter No. 51FRLBT9, dated 30.02.2024 and Layout approved number issued as SWP/DTCP/DINDIGUL/LAYOUT NO: 115/2024 shout be aligned with Stone. 2. Required Small bridge, Drainage, Street Light with be provided by the applicant.
2. In addition, the petitioner should arrange the necessary facilities suct as bridge, sewer drainage and street lighting as per the opinion of the Administrative Officer.
3. Further sub-division of the plot by changing the sizes of the plots, road systems, sizes, general allotment sizes contrary to the map approved by the District Town and Country Planning Department shall not be done without the prior approval of the Department.
4. Donation deed has been obtained in this authority to properly construct the proposed roads in this approved plot or to pay the corresponding fees to the Block Development Office and maintain them as public roads.
5. Subdivision amount for defining the above roads as public road during the survey period should also be paid to Block Development Officer, Palani Panchayat Union. In order to implement this, the signature of the petitioner on the deed should be obtained from the petitioner to receive the sub-division fee amount for handing over the roads. Also, the land donated to the local body should be transferred to the name of the local body and the revenue department survey number: sub-divisions should be obtained.
6. There should be a minimum 3-m open space between the rear boundary of each plot and the building extending to the full width of the plot for the Panchayat area. Only a well, toilet, cowshed, cart stand, shed or similar non-residential but ancillary buildings may be erected in this rear open space. But the buildings shall not exceed 3.00 meters in total height from the rear ground level. 7. If the plot is located in the expansion plan area
7. If the plot is located in the expansion of Detailed Development Plan area, In Plot area 50% will be permitted for construction. Remaining area will be kept as Garden, open yard or private use should be kept clean.
8. The hollow portion of the plot should be raised to street level.
9. Do not level the ground more than necessary for laying the foundation, repair the landslide, dig holes and pits from the land.
10. Shade trees on all streets more than 9-meter wide shall be placed not more than 9.00 meters in succession and within 1.00 meters of the road boundary.
11. Final approval should be obtained from Palani Panchayat Union Commissioner where the

plot has been set up by the petitioners. Before constructing any buildings on the land in the subdivision, permission must be obtained from the local authority for each building.
12. The plot for shop or shops allocated in the plot should be subdivided as shown on the map. Plots should be used only for their intended purpose.
13. The area reserved for temple, church, mosque, the areas should be subdivided as shown in the map. These should be used only for their intended purpose.
14. Plots earmarked for parks, children's playgrounds, playgrounds, etc. should be sub-divided in the Tashildar office and handed over to the local body as a donation before the local body approves it. This should be followed by the local government without fail. Criminal action shall be taken against any person or other persons who attempt to sell or sell such lands.
15. If any LOW TENSION / HIGH TENSION ELECTRICAL LINE THROUGH THE HOUSE, it should be realigned along with the Layout Road.
16. The owners of the house must enter into an agreement with the local government head (Special Officer) in writing that they are subject to the above condition. Allotment conditions should be registered at the concerned Registrar's office. Plots may be sold or leased subject to the above conditions. The above conditions should be included as part of the sale deeds to bind both the seller and the buyer of the plots.
17. A. If the plot is located in an area where the Tamil Nadu Urban Land Ceiling Act, 1978 is in force, the details should be reported to the concerned Ceiling Act Officer for approval of subdivision.

B. Is the plot location declared under Section 4(1) of the Land Acquisition Act, 1984? In order to complete the provisions related to the Land Limitation Act, 1978 and the Land Reforms Act, 1961, which has been considered, the local body is advised to approve and approve the subdivision only after it is satisfied.

C. When the above subdivision is approved by the local authority, a copy of the approval authority's presence should be sent to this authority. Evidence of handover of the public key to the local body should also be attached.

D. And in respect of land acquisition under the above Acts

E. The Block Development Officer should take approval only after he is satisfied that no Land Plan Schedule has been received for consideration.

18. After approval of the plot plan by the petitioners, a notification should be made through a notice board at the place where the plot has been approved, clearly indicating the Localbody Resolution No: Date and the agreement between the Localbody and the Petitioner Date: No.
19. TAMIL NADU HOUSING PLOT BUILDING RULES APPLICABLE ONLY IF THE AREA OF THE PLOT IS LESS THAN 10-SQUARE METERS.
20. The lands allocated as Land Bank should be transferred to the Tamil Nadu Cottage and Board as per Ordinance No: 1139 Housing and Urban Development Department Date: 14:09.1993.
21. The land license is being considered as per the land title documents submitted by the petitioner. Therefore it is also submitted that no right can be asserted on the ground that subdivision has been approved for a place where there is no actual land licence.
22. If the proofs issued regarding the land license and the documents submitted for consideration are found to be incorrect or if there is a situation where the technical approval for the plot may be affected, the technical approval given to the plot will be cancelled by the Director of Town and Country Planning Development without any prior notice.
23. A copy of the plan approved by the Town and Country Planning Department along with a copy of this order shall be compulsorily supplied to the purchasers of the plots while selling the plots for sale.
24. The approved plot map shall be permanently displayed to the public by means of a 6"x4" permanent information board at the entrance of the plot without any alteration.

(e- Signed)

President

Sivagiripatti Panchayat
Enclosures.
1. Deputy Director, Dindigul District Town and Country Planning office
Approval Order
2. Layout sketch.

Signature Not Verified

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.06.19 12:24:42