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Layout Application - Final Approval Letter

Roc No: 01/2024-25/Reddiapatti

Date: 8/7/24 3:49 PM

From:

Village Panchayat

Reddiapatti

To :

Mr.M.Vijayakumar,
64, Muthaliyar East Street,
Thallakulam, Madurai North,
Madurai District – 625002.

Online Application Number: 78SWM3YX

Sir/ Madam,

Sub :

Residential Layout - Office of the Deputy Director of Town and Country Planning – Dindigul District – Natham Taluk - Reddiyapatti Panchayat/Village - R.S.No. 470/3B1A - Extent of 0.90 Acres (3643.49 Sq.Mtr) - Approval of Residential Layout – Urban Planning Act 1971 Section 49 - Planning permission granted by Dindigul District Town and Country Planning Department under - Final Approval and Commissioning of Residential Layout.

Ref :

1. Applicants Mr.M. Vijayakumar Letter No. 78SWM3YX, dated: 06.02.2024.
2. District Town and country planning Office,Dindigul District Letter No 78SWM3YX. (Road pattern issued on dated: 12.03.2024).
3. Joint Director Agriculture department, Letter No. Mathi 4/63/2024, dated 12.01.2024.
4. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020
5. Applicants Mr.M. Vijayakumar Letter No. 78SWM3YX , Dated: 27.03.2024.(Gift deed document no. 889/2024 and 890/2024 dated 18.08.2024).
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

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Department, Dated: 30.08.2017.

12. 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, applicant has requested for the approval of residential layout in Office of the Deputy Director of Town and Country Planning – Dindigul District – Natham Taluk – Reddiyapatti Panchayat/Village - R.S.No. 470/3B1A - Extent of 0.90 Acres (3643.49 Sq.Mtr) Proposed Residential Layout based on ordinances found in view (8) and proposed Residential Layout view (2) Dindigul District Town and Country Planning Department in their letter on the following Terms Layout Approved number as SWP/DTCP/DINDIGUL/LAYOUT NO:69/2024 and under Section 49 of the Town Planning Act, 1971 and as per Rule 4 of the said Decree and numbered as Approved and decreed.

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

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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

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President / Executive Officer

Reddiyapatti Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location: Dindigul
Date: 2024.08.07 15:49:06

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our services doesn't just end there

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Legal & Documentation Services

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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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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