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Layout Application - Final Approval Letter

Roc No: 01/2025-26/Punnapatti

Date: 4/15/25 6:58 PM

From:

Village Panchayat

Punnapatti

To :

Mr.S.Kannan,
Door No.254, Periyakadai veethi,
Thiruchirappalli fort,
Thiruchirappalli-620008.

Online Application Number: 6M4SV07A

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning– Dindigul District – Natham Taluk– Natham Panchayat Union – Punnapatti Panchayat / Village - S.F.No.713/2A – Extent 2.125 Acres (8600.00 Sq.Mtr)– Application received for residential layout approval- Technical clearance issued – Final Approval Issued - Reg.

Ref :

1. Applicant Thiru.S.Kannan, Online application number: 6M4SV07A, dated:25.11.2024.

2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No: 6M4SV07A, dated: 04.02.2025.

3. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi.4/436/2025, dated:21.01.2025.

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

5. Applicant Thiru.S.Kannan, Online letter No:6M4SV07A dated: 15.02.2025, Gift deed document No:506/2025 and 505/2025 dated: 11.02.2025

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 through online Letter No. 6M4SV07A dated: 17.02.2025 (Requiring payment of Centage Fee &Development Fee)

15. Applicant Thiru.S.Kannan, Payment of Centage Fee, Development Fee, dated:20.02.2025

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

17. Applicant Thiru.S.Kannan, Payment of scrutiny fee and Land conversion charges of Rs.422110/- as per Payment Receipt No.6M4SV07A dated:08.04.2015.

18. Applicant Thiru.S.Kannan, Payment of Basic Amenities charges of Rs.11,00,000/- dated:08.04.2015.

Body:

With reference to the Letter 1st Cited, Applicant has requested for the approval of residential layout in Dindigul District, Natham Taluk - Natham Panchayat Union - Punnapatti Panchayat / Village, S.F.No.713/2A – Site Extent 2.125 Acres (8600.00 Sq.Mtr).

With reference to the Letter 2nd Cited Technical Clearance has been given for the residential layout and the approved number issued as SWP/DTCP/DINDIGUL/LAYOUT NO:25/2025 dated, 20.02.2025. Further the applicant has gift deed the road, road splay, public purpose and TANGEDCO areas to Block Development Officer(V.P), Natham Panchayat Union, on 11.02.2025.

Further The Special officer of Punnapatti Panchayat has inspected the site - No Buildings has been constructed in the Proposed Layout Site - No HT/LT/Tower Electric Line were crossing the Proposed Site – No Burial grounds were located within 30m from the Proposed Layout Site.
with reference to the 17 and 18 Cited, Payment of scrutiny fee and Land conversion charges of Rs.422110/- and Payment of Basic Amenities charges of Rs.11,00,000/- has been collected from Applicant as Local Body Demand Fees.

Hence, the Residential Layout of Dindigul District – Natham Panchayat Union – Punnapatti Panchayat / Village - S.F.No.713/2A – Extent 2.125 Acres (8600.00 Sq.Mtr) - 46 Plots had been Approved with the following Conditions

1. Patta Transfer of Public purpose lands to the Government has to be done by the Applicant.
2. Approval is only for the Residential Layout, further Approval has to be received for Building License Permit and for the Borewell Permit separately.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2025.04.15 18:58:59



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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

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Vastu & Property Management Tools

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