Layout Application - Final Approval Letter

Roc No: 316RS2WM / 2024-2025 / ADI

Date: 6/26/24 9:00 AM

From:

Village Panchayat

ADIYANUTHU

To :

GVN Enterprises Pvt Ltd

G Chandran

Online Application Number: 3I6RS2WM

Sir/ Madam,

Sub :

Approval of Residential Layout

Ref :

1. Applicants Mr.G.Chandran, GVN Enterprises Pvt Ltd, Letter No. 3I6RS2WM, dated:. 13.03.2024
2. District Town and Country Planning Office, Dindigul District Letter No 3I6RS2WM.
3. (Road pattern issued on dated: 19.03.2024).
4. Joint Director Agriculture department, Letter NA. (Planning Area).
5. Circular from the Director of Town and Country Planning, Roc. No.19799 / 2020, Dated: 24.12.2020.
6. Applicants Mr.G.Chandran Letter No.3I6RS2WM, Dated: . (Gift deed document no. dated).
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. 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 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.13/ 2024/TCP3, Dated: 01.04.2024
14. Demand payment Request Letter No.3I6RS2WM, Dated: 12.12.2023 (requiring payment of Centage Fee, OSR Guideline Value Fee).
15. Applicants Mr.G.Chandran, GVN Enterprises Pvt Ltd, Letter No.3I6RS2WM, Dated: 13.12.2023.(Payment of Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

Dindigul Panchayat Union, Adiyanuthu Panchayat / Village Survey no.805/1B, 2,3,4,5,6A,8,9,10A, 806/1,2,3,4, 5A1,5A2,5B, 6,7,8,9,10, 11,12,13,14,15, 808/5, 809/6B-7.1150 Acres (28800 Sqm) proposed residential plot based on ordinances found in layout view (8) and proposed residential layout view (2) Dindigul District Town and Country Planning Department in their letter on the following Terms Technical permission numbered as SWP/LPA/ DINDIGUL/ LAYOUT NO: 13/2024 and under Section 49 of the Town Planning Act, 1971 and as per Rule 4 of the said Decree and numbered as SWP/LPA/DINDIGUL/PLANNING PERMISSION NO: 13/2024 Approved and decreed.

Special Conditions :-
1. a) Concerning the 8th cited and 10th cited letter, if the site lies in the Municipal/ Corporation areas:
Collect 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, and approval of the 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 a local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provides other amenities like storm water drains, and water supply facilities by constructing required OHT, provides necessary street lights etc., as per the standards specified by the local body.

2. Concerning the 11th cited and 12th cited letters, the concerned local body must issue the final approval after the transfer of the earmarked road, park areas S.F.No. sub-division in favor of the concerned local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 has approved the TamilNadu 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. According to 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 disputes arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning

Body:
According to the above conditions Dindigul Panchayat Union, Adiyanuthu Panchayat/Village Survey no. 805/1B, 2,3,4,5,6A,8,9,10A, 806/1,2,3,4, 5A1,5A2,5B, 6,7,8,9,10, 11,12,13,14,15, 808/5, 809/6B-7.1150 Acres (28800 Sqm) for demarcation and boundary of the land of Residential Layout of 7.1150Acres (28800.00 Sqm) as Residential Plots, Development Fee of Rs.25/- per sq.m. x 18242.00 sq.m - Rs.4,56,050.00/- + Subdivision Charge fee – Rs. 1,40,000.00 + Inspection fee Rs.2000/- Total- 5,98,050.00/- (Rupees Five Lakhs Ninety Eight Thousand Fifty Only) has been paid by the concerned land owner to the panchayat through website.

Order No.18 Municipal Administration and Drinking Water Supply (N.P.1) Department, dated 04.02.2019 Rule 47(6) Director of Urban Development, Chennai. As per their circular No.K. 4367/ 2019 /PA2, dated 05.02.2020 the guide assessment amount for allotment of the park

has been paid by the petitioner under the Government account head.

Based on that, Dindigul Panchayat Union, Adiyanuthu Panchayat/Village Survey no. 805/1B, 2,3,4,5,6A,8,9,10A, 806/1,2,3,4, 5A1,5A2,5B, 6,7,8,9,10, 11,12,13,14,15, 808/5, 809/6B-7.1150 Acres (18242.00 Sqm) Proposed Residential layout View (2) of Proposed Residential Plot Based on consideration and approval of Dindigul District Town and Country Planning Department based on the ordinances found in layout View (8). It is hereby decreed to give final approval to all the 19 Plots (Plot No.1 to 19) set up on the conditions stated by Dindigul District Town and Country Planning Department.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.06.26 09:00:38