

Layout Application - Final Approval Letter



Roc No: UZXCOV8R/2024/TC
P

Date: 5/14/24 3:50 PM

From:

Village Panchayat

EDAYAKOTTAI

To :

Mr.S.Thameem Ansari
3/81,Kuttupalli street,Idayakottai,Dindigul.Edayakottai,
Oddanchatram,Dindigul,624704

Online Application Number:

UZXCOV8R

Sir/ Madam,

Sub :

Residential Layout - Office of the Deputy Director of Town and Country Planning – Dindigul District – Oddanchatram Taluk –Idayakottai Panchayat/Village - R.S.No. 403/2B1A - Extent of 0.8045 Acres (3256.87 Sq.Mtr) - Final Approval- Reg.

Ref :

- 1.Applicants Mr.S.Thameem Ansari Letter No. UZXCOV8R, dated: 16.02.2024.
- 2.District Town and country planning Office, Dindigul District Letter No UZXCOV8R. (Road pattern issued on dated: 14.03.2024).
- 3.Joint Director Agriculture department, Letter No. Mathi 4/7991/2024, dated 11.08.2023.
- 4.Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020
- 5.Applicants Mr.S.Thameem Ansari Letter No. UZXCOV8R, Dated: 01.04.2024.(Gift deed document no. 991/2024 and 992/2024 dated 20.03.2024).
- 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

Body:

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:

a) Centage Charge – 5,100/- dated 05.04.2024.

b) Development Charge – 8,000/- dated 02.04.2024(Offline).

c) Scrutiny charge – 4,901/- dated 16.02.2024.

d) OSR Fees – 19,602/- dated 01.04.2024.

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.

Signature Not Verified

Signed by: Village Panchayat President
Location: Dindigul
Date: 2024.05.14 15:50:44

