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Town and Country Planning Department(Planning Permission)

No.14, Vivegananda nagar, Dindigul, 624001.

ROC No. H45JONLU/2024/TCP

Date : 17/04/2024

From:

Joint Director / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

The President,
Vembur Panchayat,
Gujiliyamparai Taluk,
Dindigul District.

Sir/ Madam,

Sub : Residential Layout - Office of the Deputy Director of Town and Country Planning – Dindigul District – Gujiliyamparai Taluk – Vembur Panchayat / Village - R.S.No. 390/2B1B - Extent of 2.39 Acres (9672.00 Sq.Mtr) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr. K.Visuvanathan and Mr. K. Rajendran Letter No. H45JONLU, dated: 19.12.2023.

2.District Town and country planning Office, Dindigul District Letter No H45JONLU . (Road pattern issued on dated: 23.02.2024).

3.Joint Director Agriculture department, Letter No. Mathi 4/129/2024, dated 08.01.2024.

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

5.Applicants Mr. K.Visuvanathan and Mr. K. Rajendran Letter No. H45JONLU , Dated: 05.04.2024.(Gift deed document no. 816/2024, 817/2024
dated 27.03.2024 and 1093/2024 dated 04.04.2024).

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 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 Letter No. H45JONLU , Dated: 15.04.2024 (requiring payment of Centage Fee, OSR Guideline Value Fee).

15.Applicants . Mr. K.Visuvanathan and Mr. K. Rajendran Letter No. H45JONLU , Dated: 15.04.2024.(Payment of Centage Fee).

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

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Dindigul District, Gujiliyamparai Taluk,
Vembur Panchayat / Village, R.S.No. 390/2B1B, Extent of 2.39 Acres (9672.00 Sq.Mtr) forwarded to Director of Town and Country Planning for
concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 23.02.2024.
Further the applicant Mr. K.Visuvanathan and Mr. K. Rajendran has gift deed the road, road splay and Public Purpose, Tangedco areas has been
handed over to the President, Vembur Panchayat on 27.03.2024. Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as SWP/DTCP/DINDIGUL/LAYOUT NO: 76/2024 and enclosed
with 2 set of original maps and gift deeded documents has been forwarded with it for further action

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per
Condition no.9 (b).

3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office
and land survey department for information and appropriate action

4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam
website Special Conditions

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

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 – 9,300/- dated 15.04.2024.
b) Development Charge – 21,000/- dated 15.04.2024(Offline).
c) Scrutiny charge – 14,508/- dated 19.12.2023.
d) OSR Charges – 56,360/- dated 05.04.2024.
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.

Copy to

1) Mr. K.Visuvanathan and Mr. K. Rajendran,
   Door No.18, Valiyapatti,
   Devinayakkanpatti, Kuddam,
   Dindigul – 624 711.

2) Chair Person,
   Tamilnadu Real Estate Regulatory Authority,
   CMDA Tower - II 1st Floor ,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai - 600 008



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14508	19/12/2023
2	OSR Fee	56360	05/04/2024
3	Centage Charges	9300.00	15/04/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Dindigul District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Dindigul
Date:2024.04.17 13:04:21



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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