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# Layout Application - Final Approval Letter

Roc No: UYZTWM3A/2024-2025 /ADI

Date: 12/14/24 4:43 PM

From:

Village Panchayat

ADIYANUTHU

To :

Mrs.Arthi,
W/O.Anand,
Nethaji Road NTR Nagar,
Theni Allinagaram,
Theni-625231

Online Application Number: UYZTWM3A

Sir/ Madam,

Sub :

Approval of Residential Layout - Dindigul Panchayat Union, Adiyanuthu Panchayat/Village S.F.No.792/1B for demarcation and boundary of the land of Residential Layout of Extent of 2.00 Acres (8097.00 Sq.Mtr)

Ref :

1.Applicant Mrs.K.Arthi, Online application number:UYZTWM3A, dated:22.10.2024.
2.Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No:UYZTWM3A, dated: 07.11.2024, 18.11.2024.
3. Joint Director, Agriculture department, Dindigul District, Letter NA.(Planning Area)
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicant Mrs.K.Arthi, Online letter No:UYZTWM3A, dated: 13.11.2024, Gift deed document No:6385/2024 and 6386/2024 dated: 08.11.2024.
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 through online Letter No. UYZTWM3A, dated: 15.11.2024 (Requiring payment of Centage Fee & Development Fee)
15.Applicant Mrs.K.Arthi,Payment of Centage Fee,Development Fee, dated: 18.11.2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

Order

Dindigul Panchayat Union, Adiyanuthu Panchayat/Village S.F.No.792/1B, Extent of 2.00 Acres (8097.00 Sq.Mtr) 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: 51/2024 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: 57/2024 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 Department is not the right organization to decide this.
6. As per TNCDBR-2019 the details of collected fee and charges are attached.
Layout conditions:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plotcontrary to the Layout Plan approved by the Town and Country Planning department shall not be done without theprior 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 theapproved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build any construction on any plotbefore 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 in plot land use is requested for the 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.

line should be shifted tothe 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 1.00meters 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 department 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 complete details for public view through a 60cm 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.
Body:
According to the above conditions Dindigul Panchayat Union, Adiyanuthu Panchayat/Village S.F.No.792/1B for demarcation and boundary of the land of Residential Layout of Extent of 2.00 Acres (8097.00 Sq.Mtr) as Residential Plots, Development Fee of Rs.50/- per sq.m. x 5687.45 sq.m - Rs.284350/- Inspection fee Rs.1000/- Total- 285350/- (Rupees. One Lakh Two Hundred and Fifty only) has been paid by the concerned land owner to the panchayat through SWP website. (Transaction ID: 413ea0cf-b819-4985-b8e0-1484ca796e4e, Dated : 10.12.2024)

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 S.F.No.792/1B, Extent of 2.00 Acres (8097.00 Sq.Mtr) 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 38 Plots (Plot No.1 to 38 ) set up on the conditions stated by Dindigul District Town and Country Planning Department.

President / Executive Officer
Adiyanuthu Village Panchayat

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Dindigul*
*Date:2024.12.14 16:43:05*



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