Layout Application - Final Approval Letter

Roc No: EYCL56N6/2024/TCP

Date: 5/3/24 10:39 AM

From:

Village Panchayat

KALANJIPATTI

To :

Mr.C.Manivel ,
No 8/124, South street,
Oddanchatram,
Edayakottai, Dindigul-624704.

Online Application Number: EYCL56N6

Sir/ Madam,

Sub :

Residential Layout - Office of the District of town and country planning, -

Ref :

Applicants Mr.C.Manivel Letter No. EYCL56N6, Dated: 11.03.2024.
2.District Town and country planning Office, Dindigul District Letter No. EYCL56N6.(Road pattern issued on
dated:21.03.2024).
3.Joint Director Agriculture department, Letter No. Mathi4/2252/2024, Dated: 08.03.2024.
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Mr.C.Manivel Letter No. EYCL56N6, Dated: 27.03.2024. (Gift deed document no.1047/2024, 1048/2024, dated: 25.

Body:

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 TNRER
.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:

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.05.03 10:39:49