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Town and Country Planning Department(Planning Permission)

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

ROC No. X4BGZ156/2023/TCP Date : 02/11/2023

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, No.83, Pidamaneri road, Appavo nagar, Dharmapuri.

To :

S Sideshkumar,
D.No:5/80A,
Rasi Nagar,
Jagirammapalayam,
Salem Taluk,
Salem district.

Sir/ Madam,

Sub : Residential Layout – District Town And Country Planning, Dharmapuri – Dharmapuri District, Karimangalam Taluk/Panchayat Union, Poomandahalli Panchayat/ Village S.F.No.71/1,71/2,72,73/2,74/2B extent 3.84.64 Hectare – Technical Approval Issued – Forwarded For Further Action –Reg.

Ref : 1) Application No(SWP): X4BGZ156 received through Single Window Portal on 05.10.2023 from S Sideshkumar.
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 &G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc.No. E2/7642/2023 Dated: 29.08.2023 Of Joint Director of Agriculture Department, Dharmapuri District.
13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Letter sent to Applicant on 20.10.2023 Regarding to hand over the portion of land earmarked for Road, Park, Public purpose and TANGEDCO.
16) Gift deed document Nos.5718/2023 Dated: 26.10.2023. and 5719/2023Dated: 26.10.2023
17) Payment of Centage charges received from the applicant respectively on 30.10.2023

ORDER :

The application seeking technical clearance for the proposed formation of Residential Layout to an extent of 3.84.64 Hectare in the land bearing S.F.No.71/1,71/2,72,73/2,74/2B at Poomandahalli Panchayat/ Village of Karimangalam Taluk/Panchayat Union, Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for Road, Park, Public purpose Meant for Local body and TANGEDCO vide reference 15th cited above.

On Receipt of Gift deeds vide reference 16th cited above and On receipt of payment of Centage charges vide reference 17th cited above, the technical Approval is issued to the mentioned Residential Layout subject to the

following conditions.

1) The Technical Approval is issued to the above mentioned Residential Layout and the number is assigned as SWP /DTCP/Dharmapuri / Layout No :110/2023
2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4) Also, the local authority shall forward the copy of such Final approval to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5) Also, the local authority shall forward the copy of such Final approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam /Collabland website.
6) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:

1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the Residential Subdivision, as per existing rules. Before taking over the Infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developers Reasonable period to be prescribed for up keep / maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 6th,8th, 9th and 14th cited above.
3) As envisaged under 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 to comply the said provisions.
4) If the Residential Subdivision is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 3rd cited above. The payment of charges shall be made under the following head of account.

Head of Account
0217 Urban Development –
60 other Urban Development Schemes –
800 other Receipts-AS Receipts under Land use Conversion Charges-
227 Non Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

6. The fees / charges collected from the applicant are as follows.
Scrutiny Fee : Rs. 57,696/-
Centage Charge : Rs. 60,000 /-
Display Board : Rs. 1,500 /-
Revenue Subdivision charges : Rs. 92,000/-

Assistant Director,
District Town and Country Planning Office,
Dharmapuri.

To
The President,
Poomandahalli Panchayat,
Karimangalam Taluk,
Dharmapuri District.

Order Copy, Layout Copy

Copy to

1. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority,
   No.14, CMDA Tower II,
   1st Floor Gandhi Irwin Bridge road,
   Egmore, Chennai – 600 008. — Order Copy Only

2. The Tahsildar
   Karimangalam Taluk ,
   Dharmapuri District. — Order Copy, Layout Copy & Revenue Subdivision charges receipt.

3. Assistant Director of Survey,
   District Collectorate,
   Dharmapuri – 636 705. — Order Copy & Layout Copy

4. Stock File - Order Copy & Layout Copy.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	57696	05/10/2023
2	OSR Fee		
3	Centage Charges	60000.00	30/10/2023
4	Development Charges		
5	Display Board Charges	1500.00	30/10/2023
6	Satellite town charge		



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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Dharmapuri
Date:2023.11.02 09:55:03



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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