Layout Application - Final Approval Letter

Roc No: 05/2025-26/Seelapadi

Date: 11/3/25 6:37 PM

From:

Village Panchayat

SEELAPADI

To :

Mr.B.Senthil Kumar,
4/1/21, Vadamadurai post,
Vadamadurai,
Dindigul District – 624802.

Online Application Number: LPNMUKOG

Sir/ Madam,

Sub :

Residential Subdivision - Dindigul District – Dindigul Panchayat Union - Dindigul West Taluk - Seelapadi Panchayat / Village - S.F.No.474/4A1C & 4B1C - Extent of 0.28 Acres (1140.00 Sq.Mtr) – Application received for Residential Subdivision approval- Final order Permission issued - Reg.

Ref :

1.Applicants Mr.B.Senthil Kumar Letter No. LPNMUKOG, dated: 10.05.2024.
2.District Town and country planning Office, Dindigul District Letter No LPNMUKOG . (Road pattern issued on dated: 24.06.2024.)
3.Joint Director Agriculture department, Letter NA.(Planning Area).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Mr.B.Senthil Kumar Letter No. LPNMUKOG , Dated: 26.06.2024.(Gift deed document no. 2339/2024 dated: 18.07.2024).
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. LPNMUKOG , Dated: 25.07.2024 (requiring payment of Centage Fee, OSR Guideline Value Fee).
15.Applicants Mr.B.Senthil Kumar Letter No. LPNMUKOG , Dated: 26.07.2024.(Payment of Centage Fee).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17.Local body Demand Generation Dated:28.10.2025.

Body:

Application for Residential Subdivision approval has been scrutinized, and permission is granted for S.F.No.474/4A1C & 4B1C - Extent of 0.28 Acres (1140.00 Sq.Mtr) of Seelapadi Village Panchayat, Dindigul Block, Dindigul District, The Residential Subdivision is approved, and the applicant ROC NO : LPNMUKOG/2024/TCP has been issued with SWP/LPA/DINDIGUL/PLANNING PERMISSION NO:35/2024 and SWP/LPA/DINDIGUL/ SUBDIVISION NO:32/2024.

In the continuation, with reference to the 2nd cited letter, Residential Subdivision demand request has been issued on dated: 28.10.2025, Further the Applicants Thiru.B.Senthil Kumar,has paid the demand fees to government on 29.10.2025. Hence, this Residential Subdivision plan has been approved with below conditions.

1. 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.
2. Once the applicant receives the approval of the Residential Subdivision plan from the District Town and country planning office, the approved Residential Subdivision shall be permanently displayed at the entrance of the site 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 site.
3.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 site has been approved where there is no actual title to the land.
4. 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 site will be cancelled by the District Town and Country Planning department without any prior notice.
5. 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.
6.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020 in Continution after Residential Subdivision approval issued any violation or complaint have received in the basic amenities then immediatly necesary charge will be fined.
7.Any violation to be make in independently to the Residential Subdivision plan approval will be Re-considerable from Local body authority.
8. The conditions will following strickly any violation subdivision permission final order will be Re-considerable.

As per the condition, the Residential Subdivision has been approved by panchayat and approved number issued ROC as 05/2025-26/Seelapadi. and enclosed with 2 set of original maps and gift deeded documents.

Allotment details of Subdivision plan:
a. Site Extent :0.28 Acres (or)1140.00sq.m.
b. No of Plots : 06 Nos

Signature Not Verified
Signed by: Village Panchayat President
Location:Dindigul
Date:2025.11.03 18:37:37

Village