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Town and Country Planning Department(Planning Permission)

No.14, Vivegananda nagar, Dindigul, 624001.

ROC No. OWZB6650/2025/TCP

Date : 20/02/2025

From:

Joint Director / Deputy Director / Assistant Director

No.14, Vivegananda nagar, Dindigul, 624001.

To :

The Executive Officer
Nilakkottai Town Panchayat
Nilakkottai Taluk,
Dindigul District.

Sir/ Madam,

Sub : Sir/Madam:
Residential Layout (Non Planning Area) - Office of the District Town and Country Planning– Dindigul District – Nilakkottai Town Panchayat – Nilakkottai Taluk - Nilakkottai Village - S.F.No. 144/1A, 144/10, 145/1, 217/3, 218/11A, 218/11B, 219/14B, 229/1A1, 229/1A2, 229/1A3, 229/1A4, 229/1A5, 230/1, 230/2, 231, 232/1A, 232/6A1- extent of 18.42 acres (74550.00 Sq.m)–Application received for residential layout approval- Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants M/S. Arasan Realtors and Builders Pvt Ltd, (MD Mr.Shanmugam), Online application number: OWZB6650, dated: 28.12.2024.
2. The Deputy Director (i/c), Dindigul District Town and Country Planning office Inspection Report of Online Application No.OWZB6650 / 2024, dated: 30.12.2024
3. Director, Town and country planning, Chennai and Road pattern approved, online Letter No: OWZB6650, dated: 04.02.2025.
4. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi. 4/12629/2024, dated. 23.12.2024.
5. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
6. Applicants M/S. Arasan Realtors and Builders Pvt Ltd, (MD Mr.Shanmugam), Online letter No: OWZB6650, dated: 08.02.2025, Gift deed document No:705/2025, dated.07.02.2025.
7. Director, Town and country planning, Chennai Letter No. OWZB6650, dated: 18.02.2025, Technical concurrence issued vide L.P./DTCP No.16/2025.
8. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
9. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
10. 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.
11. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
12. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
13. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
14. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
15. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022
16. Demand payment request through online Letter No. OWZB6650, dated: 18.02.2025 (Requiring payment of Centage Fee & Development Fee)
17. Applicants M/S. Arasan Realtors and Builders Pvt Ltd, (MD Mr.Shanmugam), Payment of Centage Fee, Development Fee, dated: 18.02.2025.
18. 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, Nilakkottai Town Panchayat, Nilakkottai Taluk, Nilakkottai Village, S.F.No. 144/1A, 144/10, 145/1, 217/3, 218/11A, 218/11B, 219/14B, 229/1A1, 229/1A2, 229/1A3, 229/1A4, 229/1A5, 230/1, 230/2, 231, 232/1A, 232/6A1- extent of 18.42 acres (74550.00 Sq.m)

In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Director, Town and country planning, Chennai. Further the applicant M/S. Arasan Realtors and Builders Pvt Ltd, (MD Mr.Shanmugam) ,has gift deed the road, road splay, Osr, public purpose and TANGEDCO areas to the The Executive Officer, Nilakkottai Town Panchayat, on 07.02.2025. Hence, Technical Clearance has been given for the residential layout with below mentioned conditions.

1. As per the condition, the layout has been approved and approved number issued by Director, Town and Country Planning Office, Chennai as L.P./DTCP No. 16/2025. in digitally signed layout drawing. The Technical Clearance issued layout drawing and Gift deed documents are herewith forwarded to the Local body for further action.
2. The local body shall accord permission/approval duly following the rules/regulations issued from time to time under the respective Act provisions and also after collecting requisite fees/charges as applicable
3. 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 Layout Condition no.9 (b).
4. After final approval in the local body, it is requested to send the approved residential layout map to the concerned sub-registrars of registration department and Survey & land records department for information and appropriate action.
5. As per circular cited 13th reference, it is requested to send the proceeding orders and maps to the concerned Thasildhar for updation in Tamil Nilam website
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through e-mail.
7. The local body may issue the final order, only after confirming that the applicant applied for Bulk sub-division.

Special Conditions:

1. (a) With reference to the 9th cited and 11th cited letter, if the located site lies in the Municipal/ Corporation areas: After collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants, 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: Local body 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 and also after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, providing of necessary street lights etc., as per the standards specified by the local body.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.
3. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas, TANGEDCO S.F.No sub-division in favor concern local body& TANGEDCO.
4. 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.
5. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planning 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 conversion 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)

6. 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). If 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.

7. 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 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 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 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.
5. If a low tension / high tension power line / telegraph line is passed 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 1.00meters 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.

Allotment details of approved layout plan:
a. Site Extent : 18.42 Acres (or) 74550.00 Sq.m.
b. No. of Plots : 310 (Including EWS Plots)
c. Gifted over to Local Body :
Layout Road : 19046.08 Sq.m
Public Purpose - 1 : 282.47 Sqm (0.51 %)
TANGEDCO Purpose : 282.52 Sq.m (0.51 %)
OSR Area :5644.15 Sq.m (10.17 %)

Copy To:
1) M/S. Arasan Realtors and Builders Pvt Ltd, (MD Mr.Shanmugam)
Door No.1, 2nd Floor R.S Road,
Dindigul-624 001.

2) The Tahsildar,
Nilakkottai Taluk,
Dindigul District.

3) The Assistant Director,
Department of Survey and Land Records,
Dindigul District.

4) The Chairman
Tamilnadu Real Estate Regularity Authority
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

5) Superintending Engineer,
Electricity Distribution Circle,
Tamilnadu Generation and Distribution Corporation Ltd,
Dindigul District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	112500	28/12/2024
2	OSR Fee		
3	Centage Charges	96000.00	18/02/2025
4	Development Charges	149200.00	18/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	128000.00	18/02/2025

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:2025.02.20 18:24:23



our services doesn't just end there

Buying & Selling Services

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

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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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