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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. OFINPAZX/2024/TCP Date : 22/08/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Mr K Arumugam And Two Others
352, Kaveri Road, Madam Village,
Koothapadi Post,
Pennagaram Taluk,
Dharmapuri District- 636810

Sir/ Madam,

Sub : Residential Layout – District Town And Country Planning Office, Dharmapuri – Dharmapuri District – Pennagaram Taluk – Pennagaram Town Panchayat/ Village -S.F.No.656/1C, 656/1E1, 656/1F1A and 656/1F1C extent 0.23.66 Hectare– Technical Approval Issued – Forwarded For Further Action –Reg.

Ref : 1) Application No (SWP): OFINPAZX submitted through Single Window Portal by Mr K Arumugam And Two Others
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. E2/10124/2023 Dated: 30.12.2024 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 14.08.2024 Regarding to hand over the portion of land earmarked for Road, Public purpose and TANGEDCO.
16) Gift deed document No.5306/2024 Dated 16.08.2024. and 5307/2024 Dated 16.08.2024
17) Payment of OSR charges, Centage charges and Development Charge received from the applicant on 17.08.2024 and 20.08.2024 respectively.

ORDER:

The application seeking technical Approval for the proposed formation of Residential Layout to an extent of 0.23.66 Hectare in the land bearing S.F.No.656/1C, 656/1E1, 656/1F1A and 656/1F1C at Pennagaram Town Panchayat/ Village of Pennagaram Taluk,
Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting

site inspection, the applicant was directed to hand
over the portion of land earmarked for Road, 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 charges such as OSR charges, Centage charges and development 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 :89/2024
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)

Assistant Director,
District Town and Country Planning Office,
Dharmapuri

To

The Executive Officer,
Pennagaram Town Panchayat,
Pennagaram Taluk,
Dharmapuri District.

Order Copy and 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,
   Pennagaram 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	3549	12/08/2024
2	OSR Fee	9499	17/08/2024
3	Centage Charges	3000.00	20/08/2024
4	Development Charges	4732.00	20/08/2024
5	Display Board Charges	1500.00	20/08/2024
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



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

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.



empowering your real estate decisions with smart tools

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

3/350/2 Mettukuppam,
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