**Town and Country Planning Department(Planning Permission)**

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

ROC No. 3NQPP6DQ/2025/TCP Date : 02/09/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Mr G SURESH AND THREE OTHERS,
D.No 9-B J.G.Nivasam,
Arunachalam Avenue,
Kumarapuri colony,
L.R.Manickam street,
Bharathipuram,
Dharmapuri Taluk and District-

Sir/ Madam,

Sub : Residential Sub-division– District Town and Country Planning Office, Dharmapuri - Dharmapuri District – Dharmapuri Taluk/ Panchayat Union - Sogathur Panchayat – A Reddihalli Village -S.F.No 492/2A1A2 and 492/2A1B - Extent of 2186sqm – Technical Approval issued – forwarded for further action –Reg.

Ref : 1) SWP Application No. 3NQPP6DQ received through Single Window Portal from Mr G SURESH AND THREE 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. E2/8132/2024 Dated: 09.11.2024 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) Road pattern Approved on 21.08.2025
16) Payment of OSR charges and Centage charges received from the applicant on 27.08.2025 and 02.09.2025 respectively.

Order :

The application seeking technical Approval for the proposed formation of Residential Sub-division to an extent of 2186sqm in the land bearing – S.F.No.
492/2A1A2 and 492/2A1B at A Reddihalli Village, Sogathur Panchayat of Dharmapuri Taluk/ Panchayat Union of Dharmapuri District was processed as per the
prevailing rules and after perusing the records and after conducting site inspection.

On receipt of payment of charges such as OSR charges and Centage charges vide reference 16th cited above, the technical Approval is issued to the mentioned
Residential Sub division subject to the following conditions.

1) The Technical Approval is issued to the above mentioned Residential Sub division and the number is assigned as SWP /DTCP/Dharmapuri / Layout No : 79/2025
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/Subdivision develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout/ Sub division 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 Layout/ 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 President,
Sogathur Panchayat, Order Copy, Residential Sub-division Copy
Dharmapuri Taluk,
Dharmapuri District

Copy to

1. The Tahsildar
Dharmapuri Taluk, Order Copy, Residential Sub-division Copy
Dharmapuri District.

2. Assistant Director of Survey,
District Collectorate, Order Copy & Residential Sub-division Copy
Dharmapuri – 636 705.

3. Stock File - Order Copy & Layout Copy.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 3279 | 18/08/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 2100.00 | 27/08/2025 |
| 4 | Development Charges | 4372.00 | 27/08/2025 |
| 5 | Display Board Charges | 1500.00 | 27/08/2025 |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 2800.00 | 27/08/2025 |

**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:2025.09.02 15:51:52*