Layout Application - Final Approval Letter

Roc No: A37HPFNJ/2024/TCP /PP

Date: 12/23/24 4:58 PM

From:

Village Panchayat

Puliampatti

To :

Mr.K.Subramanian
S/o Thiru.Kuppusamy
D.No.179 A/2, New Dharapuram Road
Puliampati, Palani Taluk
Dindigul District – 624617

Online Application Number: A37HPFNJ

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning – Dindigul District – Palani Taluk – Thoppampatty Panchayat Union - Puliyampatti Village / Panchayat - S.F.No. 20/2, 21/1A2 - Extent of 2.42 Acres (9810 Sq. Mt.) - Technical Clearance Issued – Issuing Final Approval – Reg.

Ref :

1. Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department, Dindigul District, Letter ROC No: A37HPFNJ / 2024 / TCP, Dated: 03-10-2024 (Planning Permission: SWP / DTCP / DINDIGUL / LAYOUT NO : 193 / 2024)

Body:

Details of allotments of plots for which FINAL APPROVAL HAS BEEN GRANTED.
Dindigul District – Palani Taluk – Thoppampatty Panchayat Union
Puliyampatti Village / Panchayat
S.F.No. 20/2, 21/1A2
Site Extent: 2.42 Acre (or) 9810.00 Sq.Mtr.
No. of Plots: 36
Owner's Use: 1
Gifted over to Local Body:
Layout Road : 3379.16 Sq.Mtr.
Park Area : 650.25 Sq.Mtr.

Public Purpose (Local Body) : 34.06 Sq.Mtr.
TANGEDCO Purpose : 34.80 Sq.Mtr.

1. Applicants Mr.K.Subramanian, Online application number: A37HPFNJ, Dated:13.09.2024.
2. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No: A37HPFNJ, Dated: 27.09.2024.
3. Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi.4/9317/2024, dated 20.09.2024.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, Dated: 24.12.2020
5. Applicants Mr.K.Subramanian , Online letter No: A37HPFNJ, Dated: 01.10.2024, Gift deed document No:3645/2024 and 3646/2024 Dated 30.09.2024.
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 through online Letter No. A37HPFNJ, Dated: 01.10.2024 (Requiring payment of Centage Fee & Development Fee)
15. Applicants Mr.K.Subramanian , Payment of Centage Fee, Development Fee, Dated: 01.10.2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department, Dindigul District, Letter ROC No: A37HPFNJ/2024/TCP, Dated: 03-10-2024 (Planning Permission: SWP / DTCP / DINDIGUL / LAYOUT NO : 193 / 2024)

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Dindigul district, Palani Taluk , Puliyampatti Village / Panchayat comprising of S.F.No. 20/2, 21/1A2 - Extent of 2.42 Acres (9810 Sq. Mt.) forwarded to District Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy director on 27.09.2024. Further the applicant Mr.K.Subramanian has gift deed the road, road splay, public purpose and TANGEDCO areas to the President, Puliyampatti Panchayat, on 30.09.2024. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as SWP/DTCP/DINDIGUL/LAYOUT NO: 193 / 2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.

2.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 Condition no.9 (b).

3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action

4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Therefore, Subject to Specific Conditions, Residential Layout - Office of the District town and country Planning Dindigul District – Palani Taluk – Thoppampatty Panchayat Union - Puliyampatti Village / Panchayat - S.F.No. 20/2, 21/1A2 - Extent of 2.42 Acres (9810 Sq. Mt.) - Technical Clearance Issued - SWP / DTCP / DINDIGUL / LAYOUT NO : 193 / 2024) - It is hereby ordered to grant Approval for the above mentioned Residential Layout with Below Conditions.

Conditions:

1. Dindigul District Town and Country Planning Department (Planning Permission) ROC No: A37HPFNJ/2024/TCP, Dated: 03-10-2024 (Planning Permission: SWP / DTCP / DINDIGUL / LAYOUT NO : 193 / 2024), Said the Special conditions mentioned must be strictly followed.
2. Roads constructed in the approved Residential layout should remain in same existing Condition. No changes should be made.
3. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of houses only, No dangerous or obnoxious factories are allowed.

5. The Applicant shall pay the difference in rates of fees paid the Applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bound by any changes of orders issued by the Government in the policy Regarding the recognition of land layout approval and planning permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed Registrations changes in land ownership.
9. It is also informed that any violation of the above conditions will result in the Cancellation of this Layout approval.

Details of allotments of plots for which FINAL APPROVAL HAS BEEN GRANTED.

Dindigul District – Palani Taluk – Thoppampatty Panchayat Union
Puliyampatti Village / Panchayat
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TANGEDCO Purpose : 34.80 Sq.Mtr.

President
Puliyampatti Village / Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.12.23 16:58:40