

Layout Application - Final Approval Letter



Roc No: LXRJI8AP/2024-
2025/CNP

Date: 7/23/24 12:46 PM

From:

Village Panchayat

CHETTINAICKANPATTI

To :

Mr.T.Ayyappan and Mrs.M.Gomathi ,
Pookkara Thootam, PWD Colony,
Trichy BYE Pass Road,
Seelapadi Village,
Dindigul District-624005.

Online Application Number:

LXRJI8AP

Sir/ Madam,

Sub :

Approval of Residential Layout- Dindigul District - Dindigul Panchayat Union – 1.51 Acres in (6113.00 Sq.M) Chettinayakanpatti Panchayat and Village Survey No. 173/1C, 174/1 Approval of Residential Layout– Urban Planning Act 1971 Section 49 - Planning permission granted by Dindigul District Town and Country Planning Department under - Final Approval and Commissioning of Residential Layout.

Ref :

1. Applicants Mr.T.Ayyappan and Mrs.M.Gomathi, Letter No. LXRJI8AP, Dated:16.06.2024
2. District Town and country planning Office, Dindigul District Letter No. LXRJI8AP, (Road pattern issued on dated: 20.06.2024).
3. Dindigul District Local planning Authority Master plan G.O.(M.S)NO.327, Dated: 24.07.2001.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Mr.T.Ayyappan and Mrs.M.Gomathi, Letter No. LXRJI8AP, Dated: 23.06.2024. (Gift deed document no.4762/2024, 4763/2024, dated: 21.06.2024).
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

12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated:

Body:

Order

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Dindigul Panchayat Union, Chettinaickan Patti Panchayat / Village Survey no. 173/1C, 174/1 To Extent Of 1.51 Acres (6113.00 Sqm) proposed Residential Layout based on ordinances found in view (8) and proposed Residential Layout view (2) Dindigul District Town and Country Planning Department in their letter on the following Terms Technical permission numbered as SWP/LPA/ DINDIGUL/ LAYOUT NO:27/2024 and under Section 49 of the Town Planning Act, 1971 and as per Rule 4 of the said Decree and numbered as SWP/LPA/DINDIGUL/PLANNING PERMISSION NO:30/2024 Approved and decreed.

Special Conditions

1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees 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: 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, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.

3. 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

Ordinance No.18 Municipal Administration and Drinking Water Supply (N.P.1) Department, dated 04.02.2019 Rule 47(6) Director of Urban Development, Chennai. As per their circular No.K.4367/ 2019 /PA2, dated 05.02.2020 the guide assessment amount for allotment of park has been paid by the petitioner under Government account head.

Based on that, Dindigul Panchayat Union, Chettinayakanpatti Panchayat/Village Survey No. 173/1C,174/1 - 1.51 Acres (6113.00 Sqm) Proposed Residential Layout View (2) of Proposed Residential Plot Based on Consideration and approval of Dindigul District Town and Country Planning Department based on the ordinances found in Subdivision View (8). It is hereby decreed giving Final approval to all the 25 Plots units (Plot No.1 to 25) and Own use 1& 2 set up on the conditions stated by Dindigul District Town and Country Planning Department.

President / Executive Officer
Chettinaickanpatti Village Panchayat



Village

Signature valid

Signed by: Village Panchayat President
Location: Dindigul
Date: 2024.07.23 12:46:51

