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Layout Application - Final Approval Letter



Roc No: 1C2DGGTK/2024/TC
P

Date: 12/30/24 11:32 AM

From:

Village Panchayat

Sivagiripatti

To :

Mr. Murugakamaraj and Four others ,
7/37,south street,
VP Puthur,
Kavalapatti village,
Palani,
Dindigul-624621

Online Application Number:

1C2DGGTK

Sir/ Madam,

Sub :

Residential Layout- Office of the District Town and Country Planning– Dindigul District – Palani Taluk– Sivagiripatty Panchayat Thatankulam Village - S.F.No.117/9C,10,11C,12C – Extent 0.6375 Acre (2580.00 Sq.M)–Application received for residential Subdivision approval- Technical clearance issued – Local Body Final Approval - Reg

Ref :

Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department, Letter Roc No. 1C2DGGTK/2024/TCP, Dated: 17/12/2024 (Planning Permission: SWP/DTCP/DINDIGUL/SUBDIVISION NO: 226/2024 dated: 09.12.2024

Body:

Details of Allotment details of approved for which FINAL APPROVAL HAS BEEN GRANTED SITE APPROVAL

- Site Extent :0.6375.00 Acres (or) 2580.00 sq.m.
- No. of Plots : 08
- Gifted over to Local Body :
subdivision Road splay: 02.25sq.m
Public Purpose - 1 : 14.24 sqm (0.55%)
TANGEDCO Purpose : 14.03 sq.m (0.54 %)

- 1) Applicants Mr. MURUGAKAMARAJ S AND FOUR OTHERS, Online application number: 1C2DGGTK, dated:07.11.2024.
- 2) Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved, online Letter No: 1C2DGGTK, dated: 03.12.2024.
- 3) Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi.4/6812/2024, dated:19.07.2024.
- 4) Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020.
- 5) Applicants Mr. MURUGAKAMARAJ S AND FOUR OTHERS, Online letter No:1C2DGGTK, dated: 10.09.2024, Gift deed document No:2783/2024 and 2785/2024 dated: 09.12.2024
- 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. 1C2DGGTK, dated: 16.12.2024 (Requiring payment of Centage Fee &Development Fee)
- 15). Applicants Mr. MURUGAKAMARAJ S AND FOUR OTHERS, Payment of Centage Fee, Development Fee, dated: 17.12.2024
- 16).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 Subdivision in Dindigul District, Palani Taluk, Sivagiripatty Panchayat-Thatankulam Village - S.F.No. 117/9C,10,11C,12C – Extent 0.6375 Acre (2580.00 Sq.M)

In continuation with reference 2nd cited letter, road pattern for residential Subdivision has been issued by the Deputy Director(i/c), District Town and Country Planning Office, Dindigul District. Further the applicant Mr. MURUGAKAMARAJ S AND FOUR OTHERS has gift deed the road splay, park, public purpose and TANGEDCO areas to The President, Sivagiripatty Panchayat, on 09.12.2024. Hence, Technical Clearance has been given for the residential Subdivision with below mentioned conditions.

1. As per the condition, Technical Clearance has been given for the residential subdivision and the approved number issued as SWP/DTCP/DINDIGUL/SUBDIVISION NO:226/2024 in digitally signed subdivision 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 Subdivision map to the concerned subregistrars 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

Hence the fees/Charges from the applicant are as follows:

- a) 3% Charge of Land Use fees collected through E-Challan
Fees Collected: Rs. 246906/-
E-Challan No: 20241227025263
E-Challan Date: 27.12.2024
- b) Local Body Demand Fee – Collected through Online PPA
Fee Collected Rs. 69500/-
Date: 27.12.2024

Therefore Subject to Specific Conditions, Site Approval - Office of the District Town and Country Planning– Dindigul District – Palani Taluk – Sivagiripatti Panchayat – Palani Village - S.F.No.117/C9,10 11C, 12C Extent of 0.6375.00 Acres (2580.00 Sq.m) – Technical clearance issued - SWP/DTCP/DINDIGUL/SITE APPROVAL NO:226/2024 – It is here by ordered to grant Approval for the above mentioned Site Approval – with Below Conditions.

1. Dindigul District Town and Country Planning Department (Planning Permission) Letter ROC No: 1C2DGGTK/2024/TCP, Date: 17.12.2024 (Planning Permission: SWP/DTCP/DINDIGUL/LAYOUT NO: 226/2024), Said the Special conditions mentioned must be strictly followed.
2. Roads constructed in the approved site approval should remain in same existing Condition. No charges should be made.
3. The details of the plots divided in the approved site approval map shall not be altered without the permission of this authority.



Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.12.30 11:32:15





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