Layout Application - Final Approval Letter

Roc No: 2/2025/PLK **Date:** 7/25/25 7:17 PM

From:

Village Panchayat

Palakanuthu

To :

K.Rangadurai-1, T.Kalliyappan-2,
A.Sivakumar-3, R.Nithyadevi-4,
Door No: 2/150, Periyakaradupatti,
Veeralapatti, Oddanchathram Taluk,
Dindigul-624 614.

Online Application Number: F6YWHBZP

Sir/ Madam,

Sub :

Residential Layout- Office of the District Town and Country Planning – Dindigul District – Dindigul west Taluk – Reddiyarchatram Panchayat Union – Palakkanoothu Panchayat / Village - S.No: 373 – Extent - 38000.00 sq.m (9.39 Acres) – Application received for residential layout approval- Technical Clearance Issued - Final order Permission issued - Reg.

Ref :

1. Applicants Thiru.K.Rangadurai & 3 Others Online application number: F6YWHBZP, dated: 01.07.2025.
2. Deputy Director, District Town and country planning Office, Dindigul District, Road pattern approved, online Letter No: F6YWHBZP,dated: 03.07.2025.
3. Joint Director, Agriculture department, Dindigul District, Letter No: Ma.thi. 4/6632/2025, dated:02.07.2025.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Thiru.K.Rangadurai & 3 Others, Online letter No: F6YWHBZP, dated:05.07.2025 (Gift deed document No:2368/2025, 2370/2025,dated:04.07.2025).
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. G.O.58, Housing and Urban Development Department, Dated: 05.03.2024.
12. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022
15. Demand payment request through online Letter No. F6YWHBZP, dated: 07.07.2025. (Requiring payment of Centage Fee &Development Fee)
16. Applicants Thiru.K.Rangadurai & 3 Others, Payment of Centage Fee, Development Fee, dated: 08.07.2025.
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
18. Technical Clearance from Town and Country Planning Department – Planning Permission - ROC No. F6YWHBZP/2025/TCP, Dated: 08-07-2025

Body:

Details of allotments of plots for which FINAL APPROVAL HAS BEEN GRANTED.
Dindigul District – Dindigul West Taluk - Reddiyarchatram Panchayat Union - Palakkanoothu Village/Panchayat
S.No. 373
Site Extent : 9.39 Acres (or) 38000.00 sq.m.
No. of Plots : 163 (Including EWS Plots: (31-46, 68-70, 71-86, 110-123, 144-146)
Gifted over to Local Body:
Layout Road : 10349.50 sq.m
Public Purpose (Local Body) : 140.90 sqm (0.51%)
TANGEDCO Purpose : 147.43 sq.m (0.53%)
Park (OSR-1&2) : 2799.70 sqm (10.13%)

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Dindigul District , Dindigul west Taluk , Reddiyarchatram Panchayat Union, Palakkanoothu Panchayat / Village- S.No.: 373, Extent - 38000.00 sq.m (9.39 Acres).
In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Deputy Director, District Town and Country Planning Office, Dindigul District. Further the applicant Thiru.K.Rangadurai & 3 Others, has gift deed the road, road splay, public purpose, Park (osr) and TANGEDCO areas to the Block Development Office(V.P), Reddiyarchatram Panchayat Union, on 04.07.2025.
Hence, Technical Clearance has been given for the residential layout.
Further, through this letter, Block Development Officer (VP), Reddiyarchatram Panchayat Union, Granted Final Approval for the Residential Layout with below mentioned conditions.
Layout Approval No: SWP/DTCP/DINDIGUL/LAYOUT NO: 87/ 2025
Layout conditions:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country Planning department shall not be done without the prior approval of the District Town and Country Planning department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build any construction on any plot before conforms to the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change in plot land use is requested for the developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension power line / telegraph line is passed through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00meters from boundary and not more than 9.00 meters in length of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained necessary permission from the Town and Country Planning department or the Local Body Office concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District

Town and Country Planning Office.
If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change and complete details for public view through a 60cm x 120cm permanent display board along with the details of resolution number and date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning Permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.
Allotment details of approved layout plan:
Dindigul District
Dindigul West Taluk
Reddiyarchatram Panchayat Union
Palakkanoothu Village/Panchayat
S.No. 373
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Block Development Officer (VP),
Reddiyarchatram Panchayat Union,
Palakkanoothu Village / Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2025.07.25 19:17:02