

Town and Country Planning Department(Planning Permission)

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalputhur, Madurai-625 017.

ROC No. 1763/2022 - 06EZSBT3 - / 2022 / TCP

Date : 16/07/2022

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalputhur, Madurai-625 017.

To :

M ELAMARAN,
586 ,9TH STREET,KARPAGA NAGAR,,
K.PUDUR,MADURAI

Sir/ Madam,

Sub : Residential Subdivison - Office of the Assistant Director of town and country planning, Madurai Local Planning Authority - Madurai District - Puthupatty Village , Madurai East Panchayat Union, Madurai District, S.F.No. 59/3E2B - 0.305Acre
Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.M ELAMARAN Letter Dated: 02.07.2022

2.District Town and country planning Office,Madurai District Letter No. 1763/2022 - 06EZSBT3 - SWP.(Road pattern issued on dated: 02.07.2022).

3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

4.Applicants Mr.M ELAMARAN Letter, Dated: 08.07.2022 .(Gift deed document no 4637/2022 and 4638/2022 , dated:04.07.2022).

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

12.Demand payment Request Letter, Dated: 09.07.2022(requiring payment of Centage Fee, Display Board Fee,

OSR Guideline Value Fee and
Flag Day Fund).

13.Applicants Mr.M ELAMARAN Letter, Dated: 09.07.2022 .(Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

14.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 layout in Madurai district , Madurai East taluk
Madurai East Panchayat Union, Pudupatty Panchayat, Pudupatty Village comprasing of S.F.No. 59/3E2B to an extent of 0.305 acres

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, District
Town and Country Planning Office, Madurai on 02.07.2022. Further the applicant Tr. Elamaran has gift deed the road, road splay and park
areas has been handed over to the Madurai East Panchayat Union, Pudupatty Panchayat Prsident on 04.07.2022.
Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and Layout approved number issued as Ma.Va/Ma.U.thi.ku.148/2022 and Planning
Permission No.156/2022 and enclosed with 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 11th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in
Tamilnilam
website Special Conditions

Special Conditions

1.a) With reference to the 10th cited and 11th 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 14th 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 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 requested to follow the protocols as per instruction given by TNRERA

4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

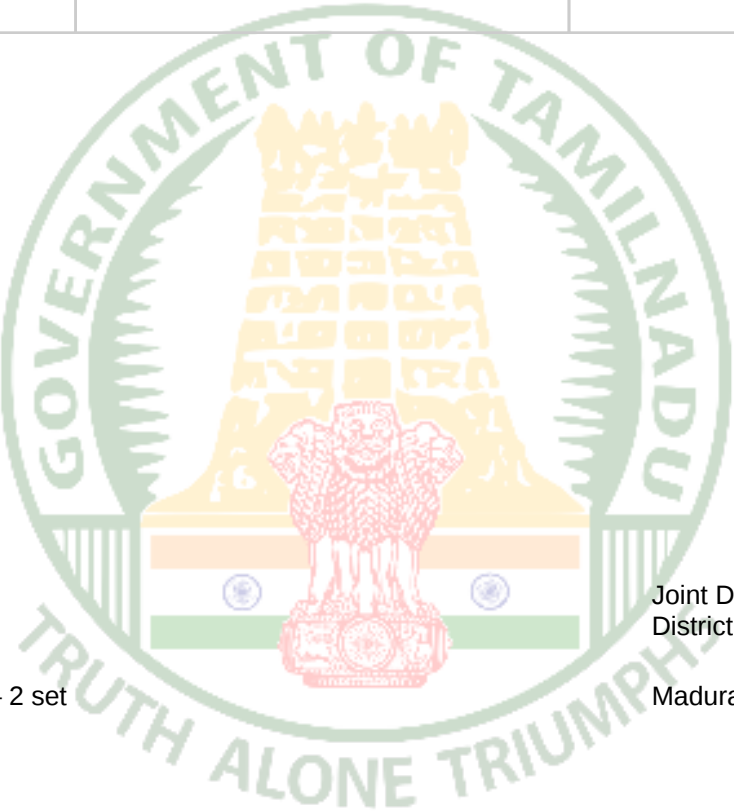
5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	1857	12/01/0008
2	Centage Charges	1800.00	12/01/0015
3	Flag Day fund		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Enclosure

1. Layout original map and Condition – 2 set



Joint Director/Deputy Director(i/c)
District Town and Country Planning,
Madurai District.