

## Town and Country Planning Department(Planning Permission)

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai

ROC No. 2111/2022/SWP/N57P2J02 / 2022 / TCP

Date 17/08/2022

From

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to

To :

ILAVARASAN V,S  
S/O, C.M VELAN,  
NO 216-A, JAWAHAR MAIN ROAD, S S COLONY,

Sir/ Madam,

Sub : Layout-Assistant Director of Town and County Planning - Madurai District - Madurai LPA , Vadipatty Taluk, Sholavanthan  
Town Panchayat and Sholavanthan Village, S.No.389/1A, 521/2, 521/3A, 521/3B, 14205.00 sqm

Ref : 1.Applicants Mr. ILAVARASAN V Letter, Dated: 12.07.2022  
2.District Town and country planning Office, Madurai District Letter No.2111/2022/SWP/N57P2J02 (Road pattern issued on dated: 04.08.2022).  
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020  
4.Applicants Mr. ILAVARASAN V Letter, Dated:12.08.2022.(Local Body Gift deed document no.2035/2022, Dated.10.08.2022 and TANGEDCO Gift Deed Document.2034/2022,dated:10.08.2022).  
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: 12.08.2022(requiring payment of Centage Fee, Development Charges, OSR  
Guideline Value Fee and Flag Day Fund).

13.Applicants Mr. ILAVARASAN V Letter, Dated:16.08.2022 .(Payment of Centage Fee, Development Charges, 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 Assistant Director

of Town and County Planning - Madurai District - Madurai LPA , Vadipatty Taluk, Sholavanthan Town Panchayat and

Sholavanthan Village, S.No.389/1A, 521/2, 521/3A, 521/3B, 14205.00 sqm - Planning Permission Issued - Forwarded for

Further action

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the

director on 05.04.2022. Further the applicant Mr. ILAVARASAN V has gift deed the road, road splay and park areas

has been handed over to the Local Body Gift deed document no.2035/2022, Dated.10.08.2022 and TANGEDCO Gift

Deed Document.2034/2022,dated:10.08.2022. 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

L.P./M.L.P.A.No.198/2022 and

Planning Permission No.207/2022 and enclosed with 2 set of original maps and gift deeded documents has been

forwarded with it for further action,

1. Total No of Plots Given - 75Nos

2. EWS Plot Nos. - 08 - 16 and 37 - 43.

2. TANGEDCO Space - 60.96Sq.m

3. Local body Space - 58.00Sq.m

4. OSR Space - as per Case - VI - 1050.0Sq.m

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

#### Special Conditions

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas:

Collecting the necessary fees including the charges for providing amenities like roads,storm water drains and street

lights from the applicantsAfter 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 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

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use

Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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           | 21308    | 12/01/0014          |
| 2    | OSR Fee                |          |                     |
| 3    | Centage Charges        | 30000.00 | 12/08/2022          |
| 4    | Flag Day fund          |          |                     |
| 5    | Development Charges    |          |                     |
| 6    | Display Board Charges  |          |                     |
| 7    | Satellite town charge  |          |                     |



Joint Director/Deputy Director(i/c)

Enclosure

1. Layout original map and Condition – 2

Madurai District.