

Town and Country Planning Department(Planning Permission)

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

ROC No. 2134/2022/SWP/4Z37LPGE / 2022 / TCP

Date 27/08/2022

From

Joint Director / Deputy Director / Assistant Director

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

To :

Mr.Arumugam NSK,
No-22/21, Muthalamman Kovil Street, Thirumangalam Post,
Thirumangalam,

Sir/ Madam,

Sub : Residential Layout – Assistant Director of town and country planning, Madurai District, Madurai Local Planning Authority, Madurai district - Thirumangalam Taluk - Thirumangalam panchayat union - Karisalpati Panchayat / Village - S.F.No. 42/6A,42/6B and 42/6C - extent

Ref : 1.Applicants Mr. Arumugam NSK Letter , Dated: 12.07.2022.
2.District Town and country planning Office, Madurai District Letter No. 2134/2022, (SWP.NO. 4Z37LPGE).
dated.12.07.2022. (Road pattern issued on dated: 10.08.2022).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Mr. Arumugam NSK Letter, Dated:12.08.2022 (Local body Gift deed document no.7912/2022 ,
dated: 12.08.2022 and TANGENDCO Gift deed document no 7911/2022 , dated: 12.08.2022).
5.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.
6.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. Joint Director Agriculture department, Letter No. Thi4/8129/2022, Dated: 16.06.2022.
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated:
30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated:
08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:

07.01.2022

13.Demand payment Request Letter, 2134/2022, (SWP.NO. 4Z37LPGE) Dated: 18.08.2022 (requiring payment

of Centage Fee, and OSR Guideline Value Fee).

14.Applicants Mr. Arumugam NSK Letter,. Dated: 02.08.2022 .(Payment of Centage Fee, OSR Guideline Value).

15.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 , Thirumangalam Taluk , Thirumangalam panchayat union , Karisalpati Panchayat / Village , S.F.No.

42/6A,42/6B and 42/6C - extent of 7931.77 sqm(1.96acre) - Technical Clearance.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 10.08.2022. Further the applicant Mr. Arumugam NSK has gift deed the road, road splay

and park areas has been handed over to the Local body Gift deed document no.7912/2022 , dated: 12.08.2022 and TANGENDCO Gift deed document no 7911/2022 , dated: 12.08.2022 .

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.D.T.C.P.(Madurai

district) No.25/2022 and enclosed with 2 set of original maps and gift deeded documents has been forwarded

with it for further action

Total No of Plots given - 37Nos

Local Bosy space - 29.34Sq.m

TANGEDCO Space - 30.21 Sq.m

OSR Space - As per Case - V, Guideline value for the extent of 560.0Sq.m paid by Applicant through online.

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 10th, 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 5th cited and 9th 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 8th cited and 9th 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

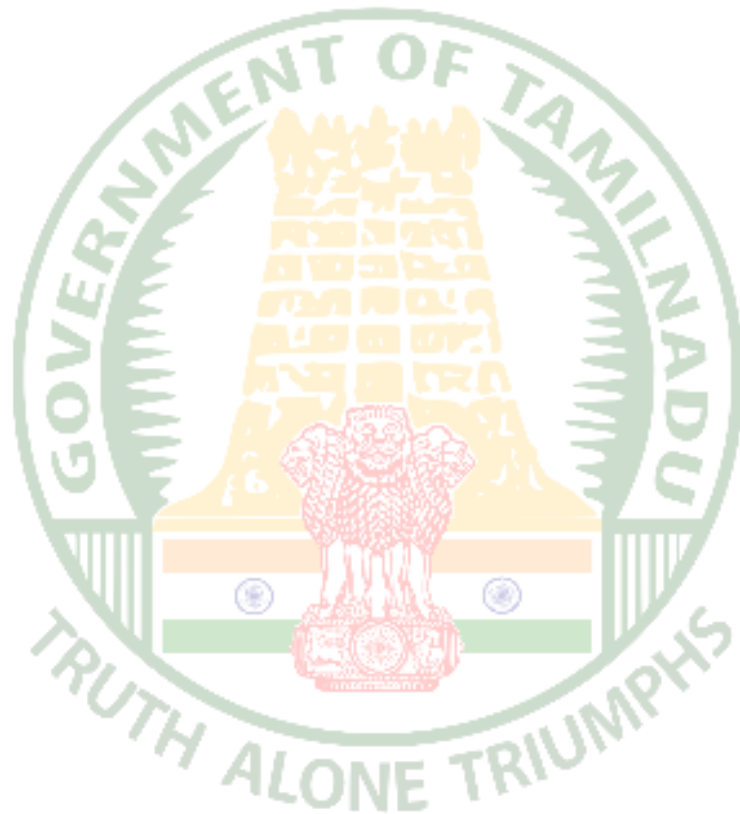
or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as

per instruction
given by TNRERA.

4. 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.

5. 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	11898	12/01/0018
2	OSR Fee	80766	17/08/2022
3	Centage Charges	13500.00	20/08/2022
4	Development Charges	11898.00	20/08/2022
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director(i/c)

Enclosure

1. Layout original map and Condition – 2

Madurai District.