

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. 2330/ 2022/ SWP/KBOFA8BR / 2022 / TCP

Date : 28/10/2022

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 :

KANNAN AND OTHERS,
32B, PCMC ILLAM, CHOKKUPILLAI 1st STREET, AVANIYAPURAM, MADURAI, Mullai
Nagar, Madurai South, Madurai, 625012

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning, R.S.No. 454/3B1, 3B2,455/1A, 1B, 1C, 1D, Avaniyapuram Village- Madurai South Taluk, Madurai Corporation, Madurai District - Extent - 1.21 Acre or 4900 sqm - Planning Permission issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.KANNAN AND OTHERS Letter, Dated: 24.07.2022
2.District Town and country planning Office, Madurai District Letter No.2330/ 2022/ SWP/KBOFA8BR (Road pattern issued on dated: 17.09.2022).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Mr.KANNAN AND OTHERS Letter, Dated: 21.10.2022 .(Local body Gift deed document no.14450/2022, TANGEDCO Gift deed no.14449/2022, dated: 12.10.2022).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.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.
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: 27.10.2022 (requiring payment of Centage Fee, Development Fee, OSR Guideline Value Fee).
13.Applicants Mr.KANNAN AND OTHERS Letter, Dated: 28.10.2022 .(Payment of Centage Fee, Development Fee, OSR Guideline Value Fee).
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 Office of the Assistant Director of town and country planning, R.S.No. 454/3B1, 3B2,455/1A, 1B, 1C, 1D, Avaniyapuram Village- Madurai South Taluk, Madurai Corporation, Madurai District - Extent - 1.21 Acre or 4900 sqm - Planning Permission issued - forwarded for further action - Reg.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 05.04.2022.

Further the applicant Mr.KANNAN AND OTHERS has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed document no.14450/2022, TANGEDCO Gift deed no.14449/2022, dated: 12.10.2022, 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.250/2022, Planning Permission No.260/2022 . and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action

Total No of plots allocated - 30Nos.
TANGEDCO Space - 17.53 Sq.m
Localbody space - 17.53 Sq.m
OSR - 100.00 Sq.m - Paid by applicant through online for guideline value

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/ Corporation areas: 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

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)

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

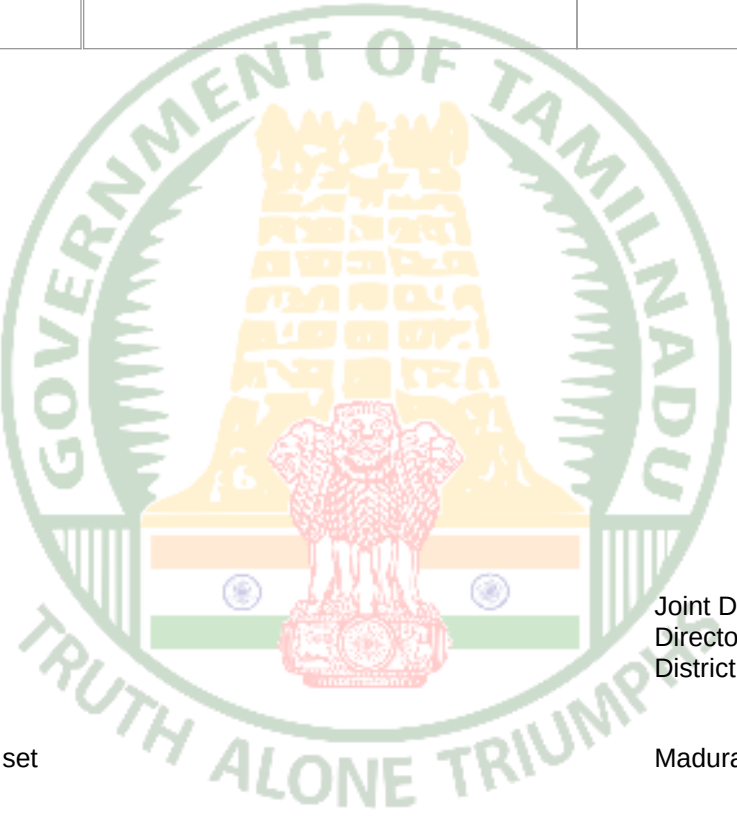
to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual

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	7350	12/01/0031
2	OSR Fee	7000	21/10/2022
3	Centage Charges	10500.00	28/10/2022
4	Development Charges	7500.00	28/10/2022
5	Display Board Charges		
6	Satellite town charge		



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

Madurai District.

Enclosure

1.Layout original map and Condition – 2 set