

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. SWP/WVNAYAGZ/2025/TCP

Date : 02/01/2025

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 :

Executive officer,
Paravai Town Panchayath,
Madurai North Taluk,
Madurai District.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and country planning – S.No.166/1A1A,166/1A1C - at 0.39 Acre (1605.00 sqm) – ParavaiBit–2 Village - Paravai Town Panchayath - Madurai North Taluk – Madurai District - Planning Permission issued - forwarded for further action – Reg.

Ref : 1. Applicant Mr.Shanmugasundaram and Prema - Online Application. WVNAYAGZ, Dated:16.12.2024.
2. District Town and Country Planning Office, Madurai District, Road Pattern Issued on dated:24.12.2024.
3. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
4. Applicant Mr.Shanmugasundaram and Prema Letter dated Gift deed (Local Body) document no.6163/2024 dated.26.12.2024, and (TANGEDCO) document no.6164/2024, dated: 26.12.2024 .
5. G.O.138,Housing and Urban Development Department, dated 04.06.2004.
6. G.O.79,Housing and Urban Development Department, Dated: 04.05.2017
7. 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.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14. Demand payment Request letter dated 27.12.2024 (Requiring payment of Centage ,Subdivision and Development Charge).
15. Applicant Mr.Shanmugasundaram and Prema letter dated.31.12.2024 (Payment of Centage Subdivision and Development Charge).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Madurai District, Madurai North Taluk- Paravai Town Panchayath - Paravai Bit - 2Village, S.No.166/1A1A,166/1A1C - at 0.39 Acre (1605.00 sqm).

In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director / Member Secretary (i/c), Madurai District Town and Country Planning on 24.12.2024. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 26.12.2024. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as LP/MLPA/No.01/2025 and Planning Permission No.01/2025 and enclosed with 2 set of 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 proceedings to this office immediately.

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 having receipt of maps and proceeding orders.

5. As per circular in 13th cited, 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 [TNCDBR-2019, Rule No. 47(11)], 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 applicants 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 10th cited and 11th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas 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, is 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:

Enclosure

Layout Original Map and Condition - 2 sets and
Gift deed document no.6163/2024 dated.26.12.2024

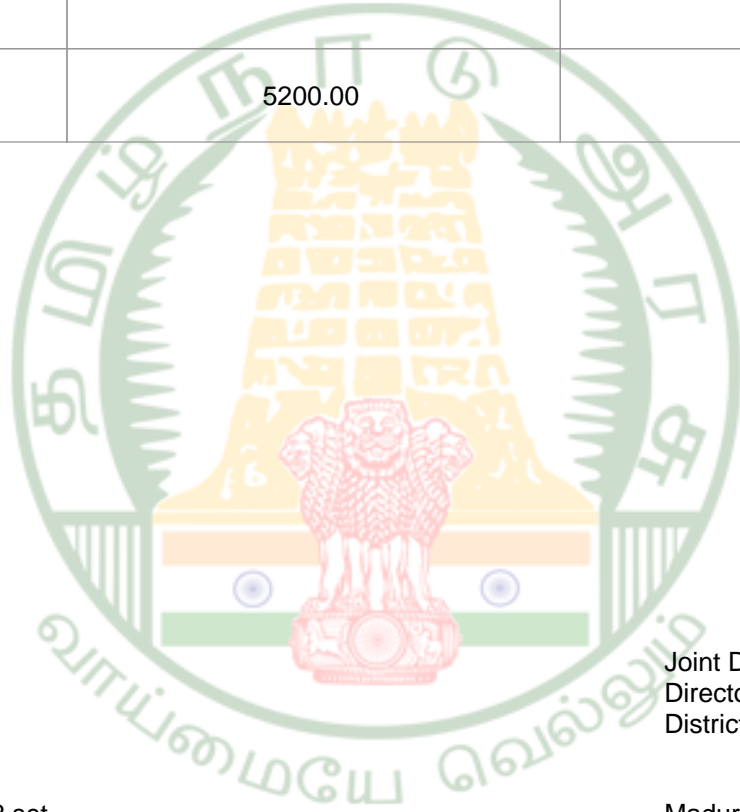
Copy to

1 Mr. Shanmugasundaram and Prema,
No.1-7-16, South Kottai Street,
Paravai Village,
Madurai North Taluk,
Madurai. 1 Set
2 Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,

Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. 1 Set
3 Sub-Register,
Vilangudi-Register Office,
Madurai District. 1 Set
4 Assistant Director,
Survey Land Records, Madurai. 1 Set
5 Thasildar,
Madurai North Taluk, Madurai District. 1 Set
7 Superintendent Engineer,(PRO) Superintendent of Engineer Office,
Madurai TNEB, K.Pudur,
Madurai District. 1 set and gift deed Document No:6164/2024 dated:26.12.2024 (Original)



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2408	16/12/2024
2	OSR Fee	37620	27/12/2024
3	Centage Charges	3900.00	31/12/2024
4	Development Charges	2475.00	31/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	5200.00	31/12/2024



Enclosure

1.Layout original map and Condition – 2 set

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

Madurai District.