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Layout Application - Final Approval Letter

Roc No: 1/ERANIUM/2024 Date: 8/31/24 1:36 PM

From:

Village Panchayat

Eranium

To :

ARUN P AND SARAVANAN N

Online Application Number: 9328WSRN

Sir/ Madam,

Sub :

Residential Layout – Madurai North Taluk – Madurai West Panchayat union – Eranium Panchayat / Village– R.S.No. 10/14A,14B at – 3500.00 sqm (0.865Acre) - Final Approval issued - Reg.

Ref :

1.Applicants. Mr.ARUN P AND SARAVANAN N, Madurai Letter, Dated:28.05.2024.
2.District Town and country planning Office, Madurai District Letter No. 27204/SWP/9328WSRN (Road pattern issued on dated:
05.07.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicants. Mr.ARUN P AND SARAVANAN N, Letter Dated:26.07.2024 and 05.08.2024. (Local body Gift deed document no.
4222/2024
dated:16.07.2024 and TANGENDCO Gift deed document no. 4223/2024 dated:16.07.2024)
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 WaterSupply,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: 23.09.2020
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, Dated: 05.07.2024 and 06.08.2024 . (requiring payment of OSR Fee, Development Fee and
Centage Fee).
14. Applicants. Mr.ARUN P AND SARAVANAN N, Letter, Dated: 26.07.2024 and 06.08.2024 (Payment of OSR Fee,
Development Fee and Centage Fee)
Ref :
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16.Demand Payment Rs.66407 date: 28.08.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in , Madurai District –
Madurai North Taluk – Madurai West Panchayat union – -Eranium Panchayat / Village– R.S.No. 10/14A,14B at – 3500.00 sqm (0.865Acre) - Technical
Clearance.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on
05.07.2024.
Further the applicant . Mr.ARUN P AND SARAVANAN N has gift deed the road, road splay and park areas has been handed
over to the Local body Gift deed document no. 4222/2024 dated:16.07.2024 and TANGENDCO Gift deed document no. 4223/2024 dated:16.07.2024.
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. 241/2024 and Planning
Permission
No.267/2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
i. Total No of Plots Given - 22
ii. Local Body Space – 14.19Sq.m (0.57%)
iii. TANGEDCO Space – 16.43Sq.m (0.66%)
iv.Road area – 1016.69 Sqm
v. OSR Space - As per Case V, Guideline value for the extent of 250.00 Sq.m had been 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 12th, 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 10th cited and 11th 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 haveapproved 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.Final Approved Issued

Copy to:-
1. Mr. ARUN P AND SARAVANAN N,
3/204, PANDI NAGAR 7TH STREET,
SURVEYOR COLONY, MADURAI NORTH,
K.PUDHUR, MADURAI - 625007.
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,
Chettikulam Sub Register Office, Madurai North,
Madurai District.
4. Assistant Director,
Survey Land and Records,
Colectorate Campus, Madurai District. 1 set.
5. Tahsildar
Madurai North Taluk.(for incorporation in the Tamil nilam and collabland software)
Madurai District
6. Superintendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB, K.Pudur,
Madurai District. 1 set and gift deed Document No. 4223/2024 dated:16.07.2024 (Original)

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2024.08.31 13:36:18



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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