

Town and Country Planning Department(Planning Permission)

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalpuhur, Madurai-625 017.

ROC No. 20449/ 2023/SWP/W7UCQQR8/2024/TCP

Date : 12/02/2024

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalpuhur, Madurai-625 017.

To :

President,
Karadikkal village and panchayat,
Madurai District.

Sir/ Madam,

Sub : Layout-DTCP -T.S.No./R.S.No.402/1C6, 402/1D4- Karadigal Village - Thirumangalam Panchayat Union -ThirumangalamTaluk -Madurai District - 811 sqm - 0.20 acre Extent - Layout Road Pattern approval reg.

Ref : Site approval - Assistant Director of Town and country planning – S.No./T.S.No. .402/1C6, 1D4- at 0.20Acre (811.00sqm) - Thirumangalam panchayat union – Karadikkal Village- Thirumangalam Taluk – Madurai District - Planning Permission issued - forwarded for further action – Reg.
1.Applicant.Mr.Jaikumar, Madurai Letter.20449/2024/SWP/W7UCQQR8, Dated:27.12.2023.

2.District Town and country planning Office, Madurai District Letter No. 20449/2024/SWP/W7UCQQR8.(Road pattern issued on dated:03.02.2024)

3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

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: 03.02.2024 . (requiring payment of Development Fee and Centage Fee).

13.Applicant. Mr.Jaikumar, Letter, Dated: 08.02.2024. (Payment of Development Fee and Centage 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 site approval in - S.No./T.S.No. .402/1C6, 1D4 - at 0.20 Acre (811.00sqm) - Thirumangalam panchayat union – Karadikkal Village - Thirumangalam Taluk – Madurai District - Planning Permission.

In the continuation, with reference to the 2nd cited letter, road pattern for site approval has been issued by the directorate on 03.02.2024. Hence, this site approval has been approved with below conditions.

1.As per the condition, the site approval has been approved and approved number issued as L.P/M.D.T.C.P.(Madurai District) No. 13/2024 and Planning Permission No. 13/2024 and enclosed with 2 set of original maps has been forwarded with it for further action.

i.OSR Space - As per Case – iii, Guideline value for the extent of 1080 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 site approval 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 11th, 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 4th cited and 8th 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 09th cited and 10th 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.

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:

Enclosure

Site approval original map and Condition – 2 sets

Copy to:-

1. S JAIKUMAR,
DOOR NO : 2/327E
Vedarpuliyankulam,

Thirupparankundram,
Madurai 625006

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,
Checkanurani Sub Register Office,
Madurai District.

4 .Assistant Director,
Survey Land and Records,
Colectorate Campus, Madurai District. 1 set.

5.Tahsildar,
Thirumangalam Taluk. (for incorporation in the Tamil nilam and collabland software)
Madurai District



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1217	27/12/2023
2	OSR Fee	87588	03/02/2024
3	Centage Charges	1500.00	08/02/2024
4	Development Charges		
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

Signature valid

Signed by: Assistant Director
Location:Madurai
Date:2024.02.12 17:58:45

