Town and Country Planning Department(Planning Permission)

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

ROC No. 1929/2022/SWP/TTF1ZLC4 / 2022 / TCP Date 05/09/2022

From

Joint Director / Deputy Director / Assistant Director
District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to

To :

R VELUCHAMY AND FOUR PERSION,
357, ELUMR VELUCHAMY AND FOUR PERSION,
357, ELUMALAI KONAR LANE, NORTH MASI STREET

Sir/ Madam,

Sub : Residential Layout - OffiResidential Layout - Office of the Assistant Director of Town and Country Planning, Madurai District, Madurai LPA, Madurai North Taluk, Madurai West Panchayat Union, Kathakinaru Panchayat and Village, S.No.1/20E2, 1/20F1, 1/20F2, 1/20F3, 6927.00sqm -

Ref : 1.Applicants Mr.R VELUCHAMY AND FOUR PERSION Letter, Dated: 12.07.2022

2.District Town and country planning Office,Madurai District Letter No.1929/2022/SWP/TTF1ZLC4.(Road pattern issued
on
dated: 04.08.2022)

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

4.Applicants Mr.R VELUCHAMY AND FOUR PERSION Letter, Dated: 02.09.2022.(Gift deed document no.5644/2022,
dated: 17.08.2022 and TANGEDCO Gift deed document no.5645/2022, Dated.17.08.2022).

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

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: 02.09.2022 (requiring payment of Centage Fee, Development Charges, OSR

Guideline Value Fee).

13.Applicants Mr.R VELUCHAMY AND FOUR PERSION Letter, Dated: 03.09.2022 .(Payment of Centage Fee,

Development

Charges, 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 inOffice of the

Assistant Director of Town and Country Planning, Madurai District, Madurai LPA, Madurai North Taluk, Madurai West

Panchayat Union, Kathakinaru Panchayat and Village, S.No.1/20E2, 1/20F1, 1/20F2, 1/20F3, 6927.00sqm - 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.R VELUCHAMY AND FOUR PERSION has gift deed the road, road

splay and park areas has been handed over to the Localbody

Gift deed document no.5644/2022, dated: 17.08.2022 and TANGEDCO Gift deed document no.5645/2022, Dated.17.08.2022. 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.L.P.A.209/2022 and

Planning Permission No.218/2022 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 - 26 nos

II) TANGEDCO Space - 28.00Sq.m

III) Localbody space - 27.75Sq.m

IV) OSR Space - As per Case - V, Guideline value for the extent of 535.0Sq.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 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/ Corporationareas:
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
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	10390	12/01/0012
2	OSR Fee	583404	01/09/2022
3	Centage Charges	9000.00	03/09/2022
4	Development Charges	10425.00	03/09/2022
5	Display Board Charges		
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Signature Not Verified

Signed by: Assistant Director
Location:Madurai
Date:2022.09.05 17:31:49

Joint Director/Deputy Director(i/c)

Enclosure

1. Layout original map and Condition – 2

Madurai District.