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. 46690/2025/SWP/0U34QJEA/2025/TCP Date : 01/07/2025

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 :

Special Officer /Block Development Officer (VP) ,
Kovilpappakudi Panchayat ,
Madurai West Panchayat Union,
Madurai District.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of town and country planning – Madurai District – Madurai North Taluk - Madurai West panchayat Union – Kovilpappakudi Panchayat / Village - S.F.No. 9/3A1,3A2 (Old S.F.No.9/5)- extent of 3901.00 sqm (0.96Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants. Mr.K.R SELVAKUMAR AND Mr.S. MANIKANDAN, Madurai Letter, Dated: 05.05.2025.

2.District Town and country planning Office, Madurai District Letter No. 46690/2025/SWP/0U34QJEA (Road pattern issued on dated: 16.06.2025.)

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

4.Applicants. Mr.K.R SELVAKUMAR AND Mr.S. MANIKANDAN, Letter Dated:26.06.2025 (Local body Gift deed document nos. 4179/2025 dated:18.06.2025,
TANGENDCO Gift deed document no. 4176/2025 dated:18.06.2025.)

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: 16.06.2025 and 26.06.2025. (requiring payment of ,OSR Fee, Centage Fee, Development Fee)

14.Applicants. Mr.K.R SELVAKUMAR AND Mr.S. MANIKANDAN, Letter, Dated: 26.06.2025 and 30.06.2025. (Payment of OSR Fee, Centage Fee,

Development Fee)

15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

16. Execute officer PWD/MRO Periyar vaigai Basin sub division no1 Madurai Lr no.81M/Bridge NOC dt.17.02.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Madurai District – Madurai District – Madurai North
Taluk - Madurai West panchayat Union – Kovilpappakudi Panchayat / Village - S.F.No. 9/3A1,3A2 (Old S.F.No.9/5)- extent of 3901.00 sqm (0.96Acre) -
Technical Clearance.

In the continuation, with reference to the 3nd cited letter, road pattern for residential layout has been issued by the directorate on 16.06.2025. Further
the Applicants. Mr.K.R SELVAKUMAR AND Mr.S. MANIKANDAN K, has gift deed the road, road splay and park areas has been handed over to the Local
body Gift deed document nos. Local body Gift deed document nos.4179/2025 dated:18.06.2025, TANGENDCO Gift deed document no. 4176/2025
dated:18.06.2025.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.176 /2025 and Planning Permission No.194/2025
and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.

1. Total No of Plots Given = 21
2. Local Body Space = 16.50 Sq.m (0.55%)
3. TANGEDCO Space = 16.50 Sq.m (0.55%)
4. Road Area = 899.28 Sq.m
4. OSR Space - As per Case -IV, Guideline value for the extent of 302.00 Sq.m had been paid by applicant through online. (GLV 2155/Sqm)
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 7th 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 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
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 Local Body Document No. 4179/2025 dated:18.06.2025 (original)

Copy to:-

1. Mr.KR SELVAKUMAR AND S MANIKANDAN
   NO:27, SENTHOOR NAGAR, ANAIYUR,,
   Madurai -625017

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,
   Podumbu Sub Register Office,
   Madurai District.

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

5. Tahsildar
   Madurai West 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. 4176/2025 dated:18.06.2025 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5852	05/05/2025
2	OSR Fee	655303	26/06/2025
3	Centage Charges	9000.00	30/06/2025
4	Development Charges	6000.00	30/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	12000.00	30/06/2025

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:2025.07.01 11:14:22