Layout Application - Final Approval Letter

Roc No: L.P/M.L.P.ANo: 309 / 2026 and Panning Permission No: 329

Date: 8/15/26 1:21 PM

From:

Village Panchayat

Periyapatti

To :

Mr.A.P.SUBRAMANIAN & OTHERS,
2/68, School Lane,
Madurai – 625 001.

Online Application Number: AVEMN4EG

Sir/ Madam,

Sub :

Residential Layout - Office of Assistant Director of Town and country planning -R.S.NOS :- 58/6A, 58/6B, 61/3B, 61/4A, 61/4B,
61/7, 61/8, 61/9A &61/9B - at Periyapatti Village / Panchayat- Madurai West Panchayat Union - Madurai North Taluk - Madurai
District –Site Extent of 9600.00Sq.m (2.38 Acres) - Planning Permission issued-Approved

Ref :

1) Applicants Mr.A.P.SUBRAMANIAN & OTHERS, Madurai Letter No- AVEMN4EG, Dated:02.06.2026.
2) District Town and country planning Office, Madurai District Letter No.AVEMN4EG, (Road pattern issued on
dated: 19.06.2026)
3) Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4) Applicants Mr.A.P.SUBRAMANIAN & OTHERS, Letter Dated:23.06.2026 (Local body Gift deed document
no.3657/2026, dated:22.06.2026 and TANGENDCO Gift deed document no.3658/2026,dated:22.06.2026
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: 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: 24.06.2026 (Requiring payment of Development Fee and Centage
Fee).
14) Applicants Mr.A.P.SUBRAMANIAN & OTHERS, Letter, Dated: 25.06.2026 (payment Paid of & Development
Fee and Centage Fee).

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of Residential of layout inR.S.NOS:- 58/6A, 58/6B, 61/3B, 61/4A, 61/4B, 61/7, 61/8, 61/9A & 61/9B at Periyapatti Village / Panchayat,
Madurai West Panchayat Union, Madurai North Taluk, Madurai District to an extent of 9600.00Sq.m (2.38 Acres)
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by
the district office. Further the Applicants Mr.A.P.SUBRAMANIAN & OTHERS have gift deed the road, road splay
has been handed over to the Local body and TANGENDCO. 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.ANo: 309 /
2026 and Panning Permission No: 329 / 2026 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 - 52 nos + Owner Use 1
ii. Local Body Space - 30.96Sq.m (0.51%)
iii. TANGEDCO Space - 36.88Sq.m (0.60%)
iv. Road area - 3549.10Sq.m
v. OSR Space - Amount has paid by applicant as per Government Guide line Value
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, 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 favor 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:
Enclosure
Layout original map and Condition - 2 sets and
Gift deed Local body document no.3657/2026(original)
Copy to:-

1. Tamil Nadu Real Estate Regulatory Authority,(TNRERA)
NO-133, G-Block, I Avenue, Anna Nagar (East),
Chennai – 600 102- 1 set.

2. Sub Register,
Chettikulam (Madurai North)Sub Register Office,
Madurai District.

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

4. Tahsildar
Madurai North Taluk.(For incorporation in the Tamil nilam and collabland software)
Madurai District.

5. Superintendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB,
Madurai District. (1 set and gift deed Document No:3658/2026(Original))

Signature valid **Village**
Signed by: Village Panchayat President
Location:Madurai
Date:2026.08.15 13:21:19