Layout Application - Final Approval Letter

Roc No: 02/ALATHUR/2024

Date: 6/19/24 4:38 PM

From:

Village Panchayat

Alathur

To :

Subbiah K

Online Application Number: IIZERIEM

Sir/ Madam,

Sub :

FINAL APPROVAL

Ref :

1.Applicant. Mr.Subbiah K, Madurai Letter, Dated:27.02.2024.
2.District Town and country planning Office, Madurai District Letter No. 23724/2024/SWP-IIZERIEM (Road pattern issued on
dated: 01.03.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicant. Mr.Subbiah K, Letter Dated:06.03.2024. (Local body Gift deed document no. 1491/2024 dated:06.03.2024 and
TANGENDCO Gift deed document no. 1492/2024 dated:06.03.2024)
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: 07.03.2024 . (requiring payment of, Development Fee and Centage Fee).
14. Applicant. Mr.Subbiah K, Letter, Dated: 07.03.2024. (Payment of 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.

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 – Alathur panchayat - kannikudi Village – R.S.No. 1/20 at – 4450.00 Sqm
(1.10Acre)- Technical Clearance.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate
on 01.03.2024. Further the applicant Mr.Subbiah K has gift deed the road, road splay and park areas has been handed over to
the
Local body Gift deed document no. 1491/2024 dated:06.03.2024 and TANGENDCO Gift deed document no. 1492/2024
dated:06.03.2024. 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.60 /2024 and Planning
Permission No. 69 /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 – 16
ii. Local Body Space – 18.00 Sq.m (0.64%)
iii. TANGEDCO Space – 18.00 Sq.m (0.64%)
iv.Road area – 1657.67 Sqm
v. OSR Space - 284.34Sqm) OSR Gift deed to the Local Body by Document No. 1491/2024 dated:06.03.2024.To be Handed
over
the Original Documents at Concerned Local Body.
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 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:

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2024.06.19 16:38:41