Layout Application - Final Approval Letter

Roc No: 207/2024 **Date:** 8/7/25 2:11 PM

From:

Executive officer

13-7-27,Aranmanaikarar Street,Vadipatti,Vadipatti(Tk),Madurai (Dt),625218

To :

C.Nantha gopal,
T/P.Sivaramakrishnan,
2/2/85C,Tathapanayakkanpatti,
Vadipatti

Online Application Number: UY24PLGS

Sir/ Madam,

Sub :

Madurai District – Vadipatti Townpanchayat – Tathampatti Village Survey No. 54/3A has been granted technical permission by the Madurai City Town and country Planning Department for a residential plot measuring 1.11 acres (4500.00 sq. m) – Issuance of final approval – Regarding.

Ref :

1) Madurai Town and country Planning Department Assistant Director's letter ROC.No.22182/2024/SWP/ UY24PLGS/2024/TCP.Dated.02.04.2024
2) M.V.Ma.N.U.A.(Madurai District).No.32/2024 (Website Approval)
3)Nantha Gopal, T/P.Sivaramakrishnan, 2/2/85C,Thathapanayakkanpatti, Vadipatti
4) Vaadipatti Taluk Officer's letter D.R.No. 2025/24/14/00079SSD.Dated.13.01.2025
5)Vadipatti Sub-Registrar's Document No. 47/2024
Dated 29.02.2024
6)Vadipatti Taluk Officer's No-objection Certificate.Dated 01.07.2024
7))Vadipatti Townpanchayat Junior Engineer's Estimation Report

Body:

Madurai District Vadipatti Townpanchayat Thathampatti Village Survey No. 54/3A has been granted technical permission by the Madurai Town and country Planning Department for a residential plot measuring 1.11 acres (4500.00 sq m) vide letter ROC No. 22182/2022/SWP/

UY24PLGS/2024/TCP. Date 02.04.2024 M.V.M.N.U.A. (Madurai District).No.32/2024 (Website Approval) has been received by this office through the website.

The land in Thathampatti Village Survey No. 54/3A has been granted a no-objection certificate as per the letter dated 01.07.2024 from the Vadippati Taluk Officer.

1. No government land has been acquired.
2. No notification has been made in any department under Section 4(1) of the above Land Acquisition Act, 1984. However, no land acquisition list has been received for consideration in relation to the land acquisition.
3. The above land is not affected under the Land Reforms Act, 1961.
4. The above land is not affected as per the Urban Limits Act 1961.
5. The above land is not affected by floods.
6. There is no government tax due on the above land
7. No government land has been encroached upon.

Government of Tamil Nadu For His Excellency the Governor of Tamil Nadu For the present Executive Officer of the Vadipatti townpanchayat of Vadipatti Registrar of Vadipatti Document No. 547/2024 Dated 29.02.2024
1)2093.50 sq.m. for road,
2)108.45 sq.m. for road
3) 17.35 sq m has been registered for local government use and a donation deed has been issued.
As per Government Order No.18 N.N.(M)K.V.(N.P.1) Department dated 04.02.2019 Rule 47(6) and as per the circular of the Director of Town and Country Planning, Chennai, N.K.No.4367/2019/PA2 dated 05.02.2020, 230 sq.m. should be allotted.The map indicates that the petitioner has paid the guideline assessment amount for the petitioner's park allotment area.

The name of the Executive officer of the Revenue Department, Vadipatti Townpanchayat has been subdivided and the name of the land has been changed to Sur .No. 54/3A1, 54/3A2, Public Use and Road.The roads in the estate have been paved and a photo of it is attached.

The quality certificate has been obtained from the Plastic Roads Liberty at the Thiygaraja Engineering College, Madurai for the tarmacked roads.
An estimate was obtained from the Electricity Board for the installation of street lights in the West Plot and the amount of Rs. 97,915/ Receipt No. PGCCAN728741525 dated 25.03.2025 was paid to the Electricity Board and the electric poles and street lights have been installed.

3 % amount .20.000/- 0217- Urban Development 60 Other Urban Development
Scheme 80 Other Receipts – AS Receipts under land use conversion charges 27
Non Taxation fees – 09 (DPC 0217 60 800 AS 22709)NO. 20250206033410
This title Ifhrms Challan Number .20250206033410 Dated.07.02.2025 Paid according to,

Basic facilities like drinking water pipeline, rainwater drainage, were assessed by a junior engineer and the assessment amount, deposit and inspection fee of Rs. 9,48,000/- were paid by the petitioner through bank transfer. Further, Rs. 1,70,000/ has been received through Bank Draft No. 626269 dated 29.07.2025.

CONDITIONS

1) All streets and roads have been paved as per the Urban Planning Technical Approval. Since the tarred road has been constructed by the landowner It must be maintained for a period of 5 years. If this road is damaged, the landowner must carry out the maintenance work at his own expense.

2. As per G.O M.s. No. 172, Housing and Urban Development dated. 13.10.2017, All the layout road and open space reservation area in the layout as shown in the layout frame work shall be deemed to have been vested with the concerned local authority.

3. While selling the plots, the plots should be registered in such a way that the space left for public parks and roads is not reduced or affected.

4. If there are high voltage electric wires in this section, they should be relocated according to the road layout.

5. Saplings should be planted and maintained at a distance of 10 feet on both sides of the road.

4. This housing unit has a height of 5. Trees should be planted and maintained at a distance

of 10 feet on both sides of the road.
5. The plots in the local plan should not be redeveloped without the approval of this office.

Madurai City Town and country Planning Department Assistant Director's letter N.K.No.22182/2022/SWP/UY24PLGS/2024/TCP.Dated.02.04.2024 M.W.M.N.U.A.(Madurai District).No.32/2024 (Website Approval)
This order is hereby issued giving final approval to only 21 plots located in the residential plot section covering an area of 1.11 acres (4500.00 sq m) in thathampatti Village Survey No. 54/3A.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Madurai
Date:2025.08.07 14:11:48