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Layout Application - Final Approval Letter

Roc No: 02/ERANIUM/2024 Date: 10/3/24 3:58 PM

From:

Village Panchayat

Eranium

To :

Azarudeen Ahamed Ifthikar,
D.No12A Rathinasamy Nadar Road,
Madurai-625002

Online Application Number: ED4JXXQG

Sir/ Madam,

Sub :

Final Approval-Residential Layout – Assistant Director of Town and country planning –- S.No. 10/9, 10/12A2- at 1.08 Acre (4356.00 sqm) –
Iraniyam Village – Iraniyam panchayat- Madurai West panchayat Union - Madurai North Taluk – Madurai District - Planning
Permission issued - Final Approval – Reg

Ref :

1.Applicant Mr.Azarudeen Ahamed Ifthikarand, Madurai Letter. 27819/2024/ SWP - ED4JXXQG dated:17.05.2024
2.District Town and country planning Office, Madurai District Letter No. 27819 / 2024 / SWP / ED4JXXQG/2024/TCP. (Road
pattern issued on
dated: 13.06.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant Mr.Azarudeen Ahamed Ifthikarand, Letter Dated:31.07.2024. (Local body Gift deed document no.3698/2024
dated:24.06.2024 and
TANGENDCO Gift deed document no. 3699/2024 dated:24.06.2024)
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: 13.06.2024 & 06.08.2024 . (requiring payment of OSR , Development Fee and
Centage Fee).
14. Applicant Mr.Azarudeen Ahamed Ifthikarand, Letter Dated: 31.07.2024 & 07.08.2024. (Payment of OSR, Development Fee
and Centage Fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019
16.Local body demand payment Rs.73444

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in, Madurai Local Planning
Authority
S.No. 10/9, 10/12A2- at 1.08 Acre (4356.00 sqm) – Iraniyam Village – Iraniyam panchayat- Madurai West panchayat Union -
Madurai North Taluk – Madurai District.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on
13.05.2024.
Further the Applicant Mr.Azarudeen Ahamed Ifthikarand, has gift deed the road, road splay and park areas has been handed over
to the (Local body Gift deed document no.3698/2024 dated:24.06.2024 and TANGENDCO Gift deed document no.
3699/2024 dated:24.06.2024).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.242/2024 and Planning
Permission No.269/2024 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 – 27 nos
ii. Local Body Space – 14.90 Sq.m (0.54%)
iii. TANGEDCO Space –18.75 Sq.m (0.68%)
iv.Road area – 1634.22 Sqm
v. OSR Space - As per Case – v, Guideline value for the extent of 275.00 Sq.m had been 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 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:
Local body Gift deed document no.3698/2024 dated:24.06.2024 and TANGENDCO Gift deed document no. 3699/2024
dated:24.06.2024.
FINAL APPROVAL ISSUED

Copy to:-
1. 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
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,
Chettikulam(Madurai North) Sub Register Office,
Madurai District.
4. Assistant Director,
Survey Land and Records,
Colectorate Campus, Madurai District. 1 set.
5.Tahsildar
Madurai East 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:3699/2024 dated:24.06.2024 (Original)

Village
Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Madurai
Date:2024.10.03 15:58:46



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