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Layout Application - Final Approval Letter

Roc No: 255/2024 Date: 3/13/25 5:37 PM

From:

Executive officer

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

To :

Thiru.P.Thangaraj,
F-Top-4.Nirmal Block.78.
Agrini Residential.
Madurai.

Online Application Number: WWFRVUJ8

Sir/ Madam,

Sub :

Residential Layout Approval- Vadipatti Townpanchayat -Thathampatti Village- Survey No.1/1,1/4, & 1/5 1.95 Acre (7850.00 SM) The proposed Residential subdivision has been approved for a site located in a residential subdivision measuring 7850 sq.m.-Proposed roads - The land allocated to the Vadipatti Townpanchayat was registered and handed over as a Gifted-Madurai Town country Planning Department Assistant Director - Final approval given to the plot map - Final approval of the plot - Regarding.

Ref :

1) Assistant Director, District Town and Country Planning Department, their letter No. 32152/2024/SWP-WWFRVUJ8 /2024 / TCP dated 20.08.2024.
2) M.V./M.N.U.A (Madurai District) No. 69/2024.
3) Application of Mr. P. Thangaraj, 78, Agrini Apartment, Nirmal Block, Madurai.
4) Vaadipatti Sub-Registrar, their letter No. 271/2024 dated 07.11.2024
5)Vadipatti Taluk Officer's no objection certificate N.K.No.255/A5/2024 dated. 13.11.2024.
6)Vadipatti Taluk Officer's actions N.K.No.2024/24/14/0007863D dated.10.12.2024.
7)Road inspection report of the Head of the Road Engineering Department, Thiagarajar Engineering College.
8) Estimation Report of the Junior Engineer of Vadipatti Townpanchayat
9) Relevant documents.

Body:

The letter and map of the Assistant Director of Town and country Planning, Madurai District, appearing in the technical approval view 1 and 2 for the proposed residential plot measuring 1.95 acres (7850 sq m) situated in Thathampatti Village Survey Nos. 1/1, 1/4, and 1/5 have been received by this office through the website. Allotment should be made as per Rule 47(6) of Government Order No. 18 dated 04.02.2019 and as per Director of Town and Country Planning Circular No. 4367/2019/PA2 dated 05.02.2020 Case 4. The petitioner has paid the guideline assessment amount for the park allotment area.In the no-objection certificate of the Vadipatti Tahsildar in Ref No. 5, it has been certified that there is no land acquisition, encroachment, land ceiling act, land reform act, tax collector in the Survey No. 1/1, 1/4 and 1/5 as per condition 2. The Vadipatti Sub-Registrar has Gifted the land to the Townpanchayat for road and local body use as per document No. 1944/2024. The land and roads in the west have been subdivided by the Vadippati Taluk Officer as Patta No. 3202 thathampatti Reserve No. 1/1A1, 1/1A18, 1/1A2, 1/4A1, 1/5A and 1/5B and the Patta name has been changed to Vadipatti townpanchayat. All the roads to the west have been paved and the photo is attached. The Road has been certified by the Head of the Chemistry Department of Thiagarajar Engineering College in Ref No.7. 1) Road 702.30 sq.m. 2) Road 299.47 sq.m. 3) 758.25 sq.m. 4) 242.82 sq.m. 5) Road 248.22 sq.m. 6) Road 242.46 sq.m. The local Body use-district has an area of 34.47 sq.m.As per the letter of the Registrar of Lands, Vadipatti, the guide value of the land is Rs.5,02,500/- per acre. Land transfer duty of 3% was paid by the land owner in the amount of Rs.30,000/- as per IFHRMS challan no.20241118022484 on the appropriate title.An estimate was obtained from the Electricity Board for the installation of electric poles, wires and street lights on the Road and the amount of Rs. 1,56,570/ Receipt No. PGNSBI703030429 was paid by the petitioner. An estimate was obtained from the Junior Engineer of the Vadipatti Townpanchayat to construct a drainage and water supply pipeline for the land division and the amount, inspection fee, and deposit amount were collected from the petitioner through the online portal and electronic money transaction. The proposed residential plot in thathampatti village survey nos. 1/1, 1/4, and 1/5 measuring 1.95 acres (7850 sq m) has been approved in accordance with the plan of (Madurai District) No. 69/2024. for 42 plots only Final approval is given and orders are issued for Residential plots only, subject to the following conditions.

Conditions:-

1)Buildings located on plots should not be considered regulated.

2. No changes should be made to the subdivision plan approved by the Local Planning Commission office without the permission of this office.

3. The Open Space Area (OSRA) area should be fenced and handed over to the Town Panchayat.

4.No change in the dimensions of the plot, general allotment dimensions or further subdivision of the plot, contrary to the plan approved by the Town and Country Planning Department, shall be made for any reason without the prior approval of the Town and Country Planning Department.

5. The corners of plots located at the intersection of two roads should be laid out in the SPLAY direction as shown on the approved plan.

6. If there is a low voltage / high voltage electric wire / telegraph wire running through the property, the petitioner must repair it at his own expense.

7.The hollow area in the plot should be raised to street level.

8. In all streets exceeding 7.2 meters wide, shade trees should be planted within 1.00 meters of the road boundary, not exceeding 9.00 meters in a row.

9.btain permission from the Vadipatti Town Panchayat for each building before constructing the buildings on the land in the plot.

10. In case of any complaints from the public including the public road in this plot, they must rectify it themselves.

11.The responsibility for properly maintaining the road constructed by the applicant for five years or until 60 percent of the plots are developed lies with the plot applicant/plot owner.

12.If the unit applicant/unit owner fails to carry out the maintenance work during the maintenance period, the above work will be carried out by the local body and the amount for the same will be collected from the unit owner.

13.It is stated that the approval of the land division will be subject to the local government financial audit for the year 2024-2025 and if any audit impediment is created as a result, the compensation amount for that will be collected from the plot owner.

14.This order will automatically be cancelled if there are any court cases regarding the location of the land.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Madurai
Date:2025.03.13 17:37:34



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