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Layout Application - Final Approval Letter

Roc No: 01/Veerapandi 2024

Date: 10/4/24 2:11 PM

From:

Village Panchayat

Veerapandi

To :

Mr. M SURESHKUMAR N SURESH AND P MANGAN PERIYASAMY,
4/412A, Malligai 3rd Street, Bama Nagar,
Thabal Thanthi Nagar, Park Town Extn, Bala Murugan Kovil Opp,
Anaiyur, Madurai - 625017.

Online Application Number: 9UZ8ECA6

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and country planning, Madurai District –Madurai NorthTaluk - Madurai west
Panchayat Union – Veerapandi panchayat - Veerapandi bit 1 Village – R.S.No. 35/2 and 35/7 (old sf.no.51/2,7) at – 3950.00sqm
(0.976Acre) - Final Aproval

Ref :

Applicants. Mr. M .SURESHKUMAR and N .SURESH and P.MANGAN PERIYASAMY, Madurai Letter, Dated:29.05.2024.
2.District Town and country planning Office, Madurai District Letter No. . 32198/2024/SPW/9UZ8ECA6 (Road pattern issued on
dated:
13.08.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicants. Mr. M .SURESHKUMAR and N .SURESH and P.MANGAN PERIYASAMY, Letter Dated:02.09.2024. (Local body
Gift deed document
no. 4925/2024 dated:19.08.2024 and TANGENDCO Gift deed document no. 4926/2024 dated:19.08.2024)
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: 02.09.2024 . (requiring payment of Development Fee and Centage Fee).
14. Applicants. Mr. M .SURESHKUMAR and N .SURESH and P.MANGAN PERIYASAMY, Letter, Dated: .09.2024 (Payment of
Development Fee and
Centage Fee)
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
NorthTaluk - Madurai west Panchayat Union – Veerapandi panchayat - Veerapandi bit 1 Village – R.S.No. 35/2 AND 35/7 (old
sf.no.51/2,7) at –
3950.00sqm (0.976Acre) - Technical Clearance.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by
the directorate on 13.08.2024.
Further the applicants Mr. M .SURESHKUMAR and N .SURESH and P.MANGAN PERIYASAMY has gift deed the road, road
splay and park areas
has been handed over to the Local body Gift deed document no. 4925/2024 dated:19.08.2024 and TANGENDCO Gift deed
document no.
4926/2024 dated:19.08.2024. 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.293/2024 and Planning
Permission
No.326/2024 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 - 25
ii. Local Body Space – 14.00Sq.m (0.56%)
iii. TANGEDCO Space – 15.00Sq.m (0.60%)
iv.Road area – 1465.00 Sqm
v. OSR Space - As per Case -II, OSR no more Questions
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:
Enclosure
6 Demand Amount Paid On 30.09.2024
7.Final Aproval By Veerapandi Panchayat President

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2024.10.04 14:11:14



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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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