Layout Application - Final Approval Letter

Roc No: 04/Chettikulam/Layout /2025-26

Date: 3/3/26 8:10 PM

From:

Village Panchayat

Chettikulam

To :

V JEYARAMAN AND TWO OTHERS
Door No.4/105 in E.B.Colony Mani Road,Iyer Bangalow - Anaiyur,Madurai,Anaiyur Bit 1,Madurai North,Madurai,625001

Online Application Number: WK0O6SBA

Sir/ Madam,

Sub :

Residential Layout– Assistant Director of Town and country planning, Madurai District – North Taluk – West Panchayat Union –
Chettikulam Village Panchayat - Chettikulam Village - R.S.No. 77/1A1B at 0.5acre (2025.00Sqm) - Technical clearance issued -
Final Approval Issued - Reg

Ref :

1.Applicant. V JEYARAMAN AND TWO OTHERS, Madurai Letter, Dated:12.01.2026
2.District Town and country planning Office, Madurai District Letter No. 60143/2026/SWP - WK0O6SBA (Road pattern issued on
dated:23.01.2026)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicant V JEYARAMAN AND TWO OTHERS, Letter Dated:03.02.2026 (Local body Rectified Gift deed document no.
536/2026 dated:30.01.2026, TANGENDCO Gift deed document no.
537/2026 dated:30.01.2026)
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: 04.02.2026 (requiring payment Centage Fee).
14. Applicant V JEYARAMAN AND TWO OTHERS, Letter, Dated: 05.02.2026(Payment of 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 Madurai District – North
Taluk – West Panchayat Union – Chettikulam Village
Panchayat - Chettikulam Village - R.S.No. 77/1A1B at 0.5acre (2025.00Sqm) - Technical clearance
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on
23.01.2026. Further the Applicant. V JEYARAMAN
AND TWO OTHERS, has gift deed the road, road splay and park areas has been handed over to the Local body Rectified Gift
deed document no. 536/2026 dated:30.01.2026,
TANGENDCO Gift deed document no. 537/2026 dated:30.01.2026 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. 70/2026 and Planning
Permission No. 74/2026 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 - 12
ii. Local Body Space – 9.13Sq.m (0.56%)
iii. TANGEDCO Space – 9.13Sq.m (0.56%)
iv. Layout Road Area -394.87Sq.m.
v. OSR Space - As per Case – V, OSR is paid as per Guideline Value
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 ownershipof 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 Layout original map and Condition – 2 sets and Gift deed Local body Rectified Gift deed document no. 536/2026
dated:30.01.2026, TANGENDCO Gift deed document no.
537/2026 dated:30.01.2026 (original)
Copy to:- D
1.Tamil Nadu Real Estate Regulatory Authority,(TNRERA) No.1A, 1st floor, Gandhi Irwin
Bridge Road, Egmore, Chennai – 600 008- 1 set.
2. Sub Register,
Chettikulam (Madurai North) Sub Register Office,
Madurai District.
3. Assistant Director, Survey Land and Records,
Colectorate Campus, Madurai District.
4. Tahsildar
Madurai North Taluk. (for incorporation in the Tamil nilam and collabland software) Madurai District
5. Superintendent Engineer, (PRO) Superintendent of Engineer Office,
Madurai TNEB, K.Pudur, Madurai District. 1 set and TANGENDCO Gift deed document no. 537/2026 dated:30.01.2026

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2026.03.03 20:10:32