Town and Country Planning Department(Planning Permission)

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalputhur, Madurai-625 017.

ROC No. 4490/2022/SWP/M5IIQFKM / 2022 / TCP Date : 06/12/2022

From:

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.

To :

Mr. M MALARMANNAN,
NO-02/71, VIJAY SCHOOL OPP,
POTHUMBU MAIN ROAD, PODUMBU,
MADURAI NORTH, MADURAI – 625 018.

Sir/ Madam,

Sub : Residential Sub Division of Layout – Assistant Director of town and country planning, Madurai Local Planning Authority – Madurai District - Madurai North Taluk – Madurai West panchayat Union – Adalai Panchayat - Adalai Village - S.F.Nos. 45/5A1A, 45/5A1C- extent of 874.00 sqm (0.2150acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant. Mr. M MALARMANNAN, Madurai Letter, Dated:19.09.2022.

2.District Town and country planning Office, Madurai District Letter No. 4490/2022/SWP/ M5IIQFKM. (Road pattern issued on dated: 22.11.2022.)

3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4.Applicant. Mr. M MALARMANNAN, Letter Dated:01.12.2022. (Local body Gift deed document no.16448/2022 and TANGENDCO Gift deed document no.16450/2022, dated:29.11.2022.)

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:02.12.2022. (requiring payment of Centage and DC Fee).

14.Applicant.M MALARMANNAN, Letter, Dated:02.12.2022. (Payment of Centage and DC Fee)

15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential Sub Division of layout in Madurai Local Planning Authority –

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Madurai District - Madurai North Taluk – Madurai West panchayat Union – Adalai Panchayat - Adalai Village - S.F.Nos. 45/5A1A, 45/5A1C- extent of
874.00 sqm (0.2150acre) - Technical Clearance.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 22.11.2022. Further the
applicant Mr.T LAKSHMANAN has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed document
no.16448/2022 and TANGENDCO Gift deed document no.16450/2022, dated:29.11.2022. 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. 289/2022 and Planning Permission No.302/2022
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 - 08
ii. Local Body Space – 09.00Sq.m (01.09%)
iii. TANGEDCO Space – 09.00Sq.m (01.09%)
iv. OSR Space - As per Case - I, OSR NIL.

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.

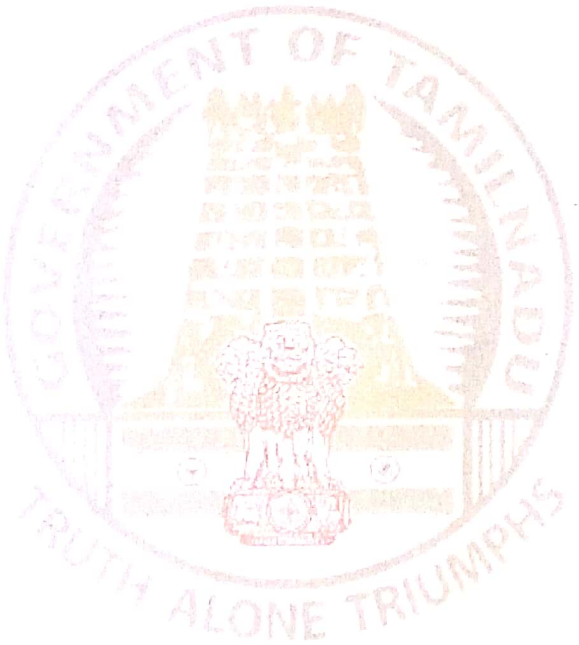
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real
Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any
manner any plot, 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

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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:



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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1311	19/09/2022
2	OSR Fee		
3	Centage Charges	3000.00	02/12/2022
4	Development Charges	1500.00	02/12/2022
5	Display Board Charges		
6	Satellite town charge		



Document certified by A Vijayan.

Signed by: Assistant D...
Location Madurai
Date 2022.12.02 13:...:09

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Madurai District.

Enclosure

1.Layout original map and Condition – 2 set

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