Layout Application - Final Approval Letter

Roc No: 1/2025-26 Date: 6/4/25 3:56 PM

From:

Village Panchayat

T. kunnathur

To :

Mr .R.Selvaraj & U.Vanangamudi
Door.No. 3/22, East Street,
Nalliyadevanpatti, ,
Peraiyur,
Madurai -625708

Online Application Number: ENIMA1F8

Sir/ Madam,

Sub :

Madurai District – Peraiyur Taluk - T.Kallupatti
Panchayat Union – T Kunnathur Panchayat - T Kunnathur Bit 1 Village - S.F.No. 107/5A2B and 108/1C - extent of
5650.00 sqm (1.39Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicants. Mr.R.Selvaraj & U.Vanangamudi, Madurai Letter, Dated:01.03.2025.
2.District Town and country planning Office, Madurai District Letter No. 42689/2025/SWP-ENIMA1F8 (Road pattern issued on
dated: 20.03.2025.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicants. Mr.R.Selvaraj & U.Vanangamudi, Letter Dated:31.03.2025. (Local body Gift deed document nos. 1337/2024
dated:24.03.2025, TANGENDCO
Gift deed document no. 1338/2024 dated:24.03.2025.)
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: 20.03.2025 and 01.04.2025. (requiring payment of ,OSR Fee, Centage Fee,
Development Fee)
14.Applicants. Mr.R.Selvaraj & U.Vanangamudi, Letter, Dated: 31.03.2025 and 08.04.2025. (Payment of OSR Fee, Centage Fee,
Development Fee)

Body:

Madurai District – Peraiyur Taluk - T.Kallupatti Panchayat Union – T Kunnathur Panchayat - T Kunnathur Bit 1 Village - S.F.No. 107/5A2B and 108/1C - extent of 5650.00 sqm (1.39Acre)- Technical Clearance.

In the continuation, with reference to the 3nd cited letter, road pattern for residential layout has been issued by the directorate on 20.03.2025. Further the Applicants. Mr.R.Selvaraj & U.Vanangamudi, has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed document nos. Local body Gift deed document nos. 1337/2024 dated:24.03.2025, TANGENDCO Gift deed document no. 1338/2024 dated:24.03.2025

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/D.T.C.P.(Madurai District) No.37/2025 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
1. Total No of Plots Given = 35
2. Local Body Space = 22.03 Sq.m (0.57%)
3. TANGEDCO Space = 22.84 Sq.m (0.59%)
4. Road Area = 1801.00 Sq.m
5. OSR Space - As per Case -IV, Guideline value (Rs.123.55 /sqm) for the extent of 386.00 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 7th 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

5..As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval Head of Account: 0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709) this.

6.As per TNCDBR-2019 the following fee and charges are collected as follows:
EnclosureLayout original map and Condition – 2 sets and

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2025.06.04 15:56:29