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. 32435/SWP-31331QW9/2024 /2025/TCP Date : 27/02/2025

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 :

Special Officer/ Block development Officer (Village Panchayat),
Kovilpappakudi Panchayat, Kovilpappakudi Village
Madurai West Panchayat Union,
Madurai North Taluk,
Madurai District.

Sir/ Madam,

Sub : Residential Layout– Assistant Director of Town and country planning, Madurai District – Madurai North Taluk - Madurai west Panchayat Union - Kovilpappakudi Panchayat- Kovilpappakudi Village - S.F.Nos. 41/1,3,42/2,3,12,17 at 1.36 Acre (5504.00 sqm) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants. Mr.A.R.VIGNESWARAN & A.R.ALAGARSAMY, Madurai Letter, Dated: 09.08.2024.
2.District Town and country planning Office, Madurai District Letter No. 32435/SWP-31331QW9/2024 (Road pattern issued on dated: 18.09.2024)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicants. Mr.A.R.VIGNESWARAN & A.R.ALAGARSAMY, Letter Dated:03.01.2025(Proposed Road, local body site Gift deed document no. 7411/2024,
dated: 29.10.2024, TANGEDCO Gift deed document no. 7412/2024, dated: 25.10.2024).
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:20.02.2025. (requiring payment of Centage Fee and development fee).
14. Applicants. Mr.A.R.VIGNESWARAN & A.R.ALAGARSAMY, Letter, Dated.21.02.2025. (Payment of Centage Fee and development 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 layout in, Madurai District, Madurai North Taluk, Madurai west
Panchayat Union, Kovilpappakudi Panchayat, Kovilpappakudi Village, S.F.Nos. 41/1,3,42/2,3,12,17 at 1.36 Acre (5504.00) - Technical Clearance.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director of Town and
Country Planning, Madurai on 18.09.2024. Further the Applicants. Mr.A.R.VIGNESWARAN & A.R.ALAGARSAMY, Madurai, has gift Proposed Road, local
body site Gift deed document no. 7411/2024, dated: 29.10.2024, TANGEDCO Gift deed document no. 7412/2024, dated: 25.10.2024. 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, the concurrence number assigned to the layout is L.P/M.L.P.A. No:
50/2025, Planning Permission No. 60/2025 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further
action
Total no of plot allocated – 38 Nos
Local Body Space - 19.45Sq.m (0.56%)
TANGEDCO Space - -21.53Sq.m (0.62)
Layout Road Area - 2047.95Sq.m
OSR Space - As per Case - V, Guideline value for the extent of 350.00 Sq.m had been paid
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 11th, 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.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)
5. 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.
6.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 Document No: 7411/2024, dated: 29.10.2024 (original)

Copy to:-

1.Mr. VIGNESWARAN A R ALAGARSAMY A R,
NO-1/94,NORTH STREET,
KOVILPAPPAKUDI, MADURAI-625018..

2. Tamil Nadu Real Estate Regulatory Authority,(TNRERA)
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008- 1 set.

3. Sub Register,
Madurai Podumbu Sub Register Office,
Madurai District.

4.Tahsildar
Madurai North Taluk. (for incorporation in the Tamil nilam and collabland software)
Madurai District

5. Assistant Director,
Survey Land and Records,
Collectorate Campus, Madurai District. 1 set.

6. Superintendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB, K.Pudur,
Madurai District. 1 set and gift deed Document No. 7412/2024, dated: 25.10.2024(Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8256	09/08/2024
2	OSR Fee	45552	03/01/2025
3	Centage Charges	13500.00	21/02/2025
4	Development Charges	8325.00	21/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	18000.00	21/02/2025

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

Madurai District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Madurai
Date:2025.02.27 15:00:44