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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. 21U60DP5/SWP/2025/2025/TCP Date : 30/05/2025

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 /BDO (Village panchayat),
Kappalur Panchayat,
Madurai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and country planning, Madurai District Town and Country Planning office - Madurai District – Thirumangalam Taluk – Kappalur Panchayat – Kappalur Village - S.No. 2/2A1, 2B1, 3, 4; 18/1, 2A, 2B, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 4, 5A1A, 5A2A, 5B1, 8; 20/1A1,1B; 22/1A,1B, 2, 3; 23/1A, 1B, 2A, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16 and Sokkanathanpatti Village S.No.43/10B, 11, 13B - Extent of 29.57 Acre (119680.00 Sq.m) - Planning Permission issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru A.K.Ahamed & 2 others Letter, Dated: 13.02.2025
2.The Director of Town and Country Planning, Roc No 21U60DP5 / 2025-TCP1.(Technical Concurrence issued on dated: 28.05.2025.)
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Thiru A.K.Ahamed & 2 others Letter, Dated: 21.05.2025 .(Road and local body site Gift deed document no-3933/2025 , dated: 20.05.2025 (TANGEDCO Gift deed document no. 3934/2025 , dated: 20.05.2025).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.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.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
09. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
12.Demand payment Request Letter, Dated: 29.05.2025 (requiring payment of Centage Fee,Devlopment fees).
13.Applicants Thiru A.K.Ahamed & 2 others Letter, Dated: 29.05.2025 (Payment of Centage Fee, Devlopment fees,).
14.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 Town and Country Planning office - Madurai District – Thirumangalam Taluk – Kappalur Panchayat – Kappalur Village - S.No. 2/2A1, 2B1, 3, 4; 18/1, 2A, 2B, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 4, 5A1A, 5A2A, 5B1, 8; 20/1A1,1B; 22/1A,1B, 2, 3; 23/1A, 1B, 2A, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16 and Sokkanathanpatti Village S.No.43/10B, 11, 13B - Extent of 29.57 Acre (119680.00 Sq.m).

In the continuation, with reference to the 2nd cited letter, .(Technical Concurrence for residential layout has

been
issued by the directorate . The applicants has gift deed the road, road splay and park areas has been handed over to the Road and local body site. 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/D.T.C.P No. 56 / 2025, District Town and country planning Office, Madurai District Planning permission No.165/2025 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 – 533 Nos (Including EWS plots 122-184, 203-266, 365-367)
Local Body Space - 436.98 Sq.m (0.52%)
TANGEDCO Space - 435.64 Sq.m (0.51%)
Road Area - 34959.36 Sqm
OSR Space extent - 8561.62 Sq.m
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 6th cited and 8th 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 9th cited and 10th 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:
6.(EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

Enclosure
Layout original map and Condition – 2 sets and
Gift deed Local Body Document No. 3933/2025 (original)

Copy to:-

1. Thiru. A K Ahamed and Others,
348 1B Floor,Avinashi-Coimbatore,
Peelamedu,Peelamedu,
Coimbatore,641004.

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,
Thirumangalam Sub Register Office,
Madurai District.

4. Assistant Director,
Survey Land and Records,
Colectorate Campus, Madurai District. 1 set.

5. Tahsildar
Thirumangalam.(for incorporation in the Tamil nilam and collabland software)
Madurai District

6. Superintendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB, K.Pudur,
Madurai District. 1 set and gift deed Document No. 3934/2025,
(Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	179520	13/02/2025
2	OSR Fee		
3	Centage Charges	165000.00	29/05/2025
4	Development Charges	180000.00	29/05/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	220000.00	29/05/2025

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

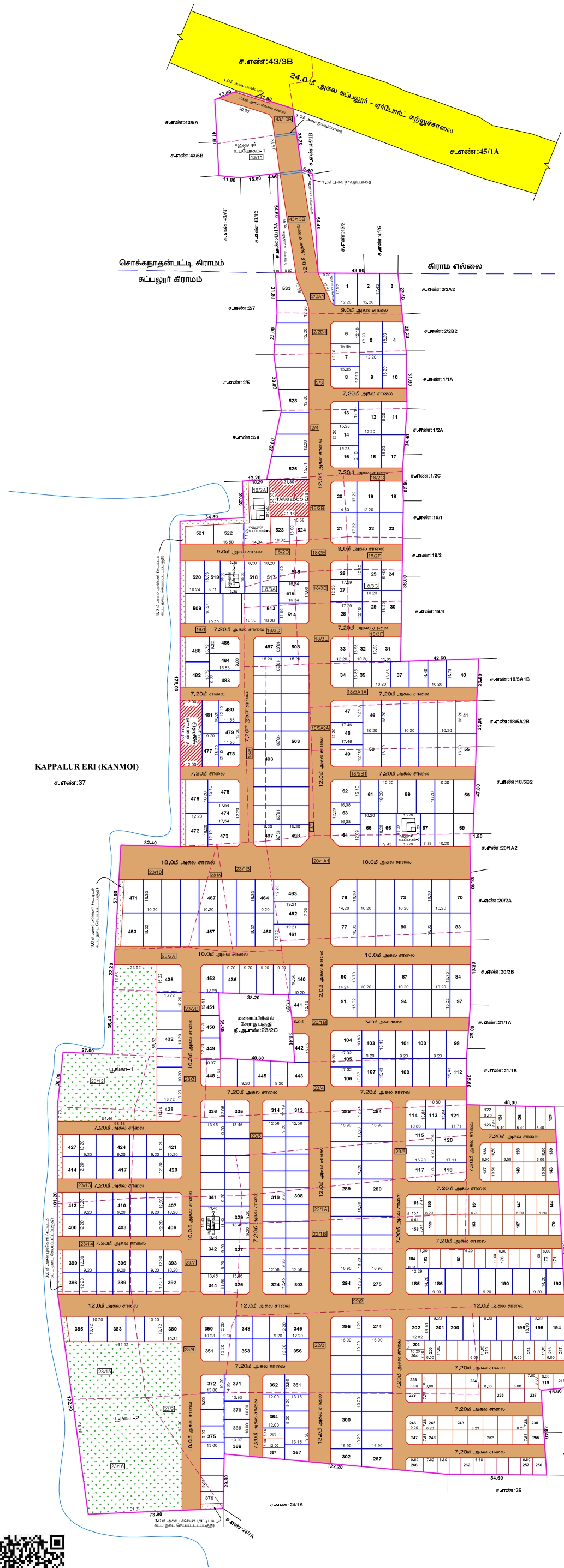
Madurai District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Madurai
Date:2025.05.30 12:51:29



நகர் ஊரமைப்பு துறை

மதுரை மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

கப்பலூர் ஊராட்சி

மதுரை மாவட்டம், திருமங்கலம் வட்டம், கப்பலூர் ஊராட்சி, கப்பலூர் கிராமம், புல எண்கள்: 2/2A1, 2B1, 3, 4; 18/1, 2A, 2B, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 4, 5A1A, 5A2A, 5B1, 8; 20/1A1,1B; 22/1A,1B, 2, 3; 23/1A, 1B, 2A, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16 (ம) சொக்கநாதன்பட்டி கிராமம், புல எண்கள்:43/10B, 11, 13B -ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவுக்கான மனைகள் அமைப்பு தொழில் நுட்ப ஒப்புதல் வரைபடம்.

கோப்பு எண் : 21U60DP5 / 2025/ TCP1

அளவுத் திட்டம் : 1 : 800 (1"=66'-0")

வ

குறிப்பு:

மனைப்பிரிவின் பரப்பளவு	:	29.57 ஏக்கர்
		119680.00 ச.மீ
சாலையின் பரப்பளவு	:	34959.36 ச.மீ
மீதமுள்ள பரப்பளவு	:	84720.64 ச.மீ
மனைப்பிரிவின் எல்லை	:	
நிலையிலுள்ள சாலை	:	
கோரிய மனைகள்	:	538
ஒதுக்கிய மனைகள்	:	533 (E.W.S மனைகள் உட்பட)

A. பொது ஒதுக்கீடுகள் :- (உத்தேச சாலைப்பரப்பளவு நீங்கலாக மீதமுள்ள மனைப்பிரிவு பரப்பளவிற்கு கணக்கீடு செய்யப்பட்டுள்ளது)

(உள்ளாட்சியிடம் தானமாக ஒப்படைப்பு செய்யப்பட்டவைகள்)

பூங்கா-1	:	3150.60 ச.மீ	8561.62 ச.மீ
பூங்கா-2	:	5411.02 ச.மீ	10.11 %

உத்தேச சாலைகள் மற்றும் மூலை முடக்குகளின் பரப்பளவு : 34959.36 ச.மீ 29.21 %

B. பொது உபயோகம்:- (TNCD&BR 2019, 47 (8)-ன் படி தானமாக ஒப்படைக்கப்பட்ட 1% ஒதுக்கீடு)

1. உள்ளாட்சிக்கான ஒதுக்கீட்டின் பரப்பளவு : 436.98 ச.மீ 0.52 %

2. தமிழ்நாடு மின் உற்பத்தி (ம) பகிர்மான கழகத்திற்க்கான ஒதுக்கீட்டின் பரப்பளவு (TANGEDCO) : 435.64 ச.மீ 0.51 %

ஒதுக்கீடு: (விற்பனைக்குரியவை)

E.W.S மனைகளின் பரப்பளவு	:	8578.33 ச.மீ 10.13 %
E.W.S மனை எண்கள்	:	122-184, 203-266, 365-367

	மூலைமுடக்கு
7.20 மீ - 12.00 மீ அகல சாலை	1.50 x 1.50 மீ
12.0 மீ - 18.00 மீ அகல சாலை	4.50 x 4.50 மீ

நிபந்தனைகள்:

1. 3.0 மீ அகல புல்வெளி (கட்டிடம் கட்ட தடை செய்யப்பட்டப்பகுதி).
2. இம்மனைபிரிவுக்கு உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கும்முன் இடத்தில் எவ்வித நில ஆர்ஜித நடவடிக்கையும் இல்லை என்பதையும் எந்த துறைக்காகவும் நில ஆர்ஜித பட்டியல் மாவட்ட வருவாய் அலுவலரால் பெறப்படவில்லை என்பதையும் உறுதி செய்து கொள்ள வேண்டும்.
3. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் அல்லது மனைபிரிவுக்கு தொழில் நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் மனைபிரிவிற்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு இயக்குநர் சென்னை அவர்களால் இரத்து செய்யப்படும்.
4. குறைந்த வருவாய் பிரிவினர்களுக்கான E.W.S மனை எண்கள்: 122-184, 203-266, 365-367வரையிலான மனைகளை மனை உட்பிரிவு / மனை உபயோக மாற்றம் மனை ஒருங்கிணைப்பு செய்தல் கூடாது.

ம.வ / ந.ஊ.இ.எண்: 56 / 2025

Signature valid

Signed by: Assistant Director
Location:Madurai
Date:2025.05.30 13:01:28

நகர் ஊரமைப்பு இயக்குநர்

Signature valid



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