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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. SWP/LT2QXT0E/2024/TCP Date : 20/12/2024

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 :

Thalaivar,
Kathakinaru panchayat,
Madurai East Taluk,
Madurai District.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and country planning – S.No.19/6A - at 32.78 Cent (1351.00 sqm) – Narasingam Bit-3 Village - Kathakinaru panchayat – Madurai East panchayat Union - Madurai East Taluk – Madurai District - Planning Permission issued - forwarded for further action – Reg.

Ref :
1. Applicant Mr.A.Mohamed Ashique Mustafa - Online Application.LT2QXT0E, Dated:16.12.2024.
2. District Town and Country Planning Office, Madurai District, Road Pattern Issued on dated:18.12.2024.
3. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
4. Applicant Mr.A.Mohamed Ashique Mustafa Letter dated Gift deed (Local Body) document no.5030/2024 and 5031/2024 dated.19.12.2024, and (TANGEDCO) document no.5032/2024, dated: 19.12.2024 .
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 Water Supply 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 16.07.2022.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14. Demand payment Request letter dated 20.12.2024 (Requiring payment of Centage ,Subdivision and Development Charge).
15. Applicant Mr.A.Mohamed Ashique Mustafa letter dated.20.12.2024 (Payment of Centage Subdivision and Development Charge).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Madurai District, Madurai East Taluk, Madurai East Panchayat union
– Kathakinaru panchayat - Narasingam Bit-3 Village, S.No.19/6A - at 32.78 Cent (1351.00 sqm).

In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director / Member Secretary (i/c), Madurai
District Town and Country Planning on 18.12.2024. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 19.12.2024.
Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as LP/MLPA/No.390/2024 and Panning Permission No.432/2024 and enclosed with 2 set of
original maps and gift deeded documents has been forwarded with it for further action.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to

this office immediately.

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 having receipt of maps and proceeding orders.

5. As per circular in 13thcited, 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 [TNCDBR-2019, Rule No. 47(11)], 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 applicants 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 10thcited and 11thcited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas 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) Anyperson wishing to purchase the property must individually assert ownership of the property to the applicant. Also, is 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 document no. 5030/2024 and 5031/2024 dated.19.12.2024

Copy to
1 Mr.A.Mohamed Ashique Mustafa,
No.5/26, Sathyasai Nagar,
Opposite to Saibaba Temple,
Supparamaniyapuram,
Madurai. 1 Set
2 Block Development Officer,
Madurai East Panchayat Union,
Madurai East Taluk,
Madurai. 1 Set
3 Tamil Nadu Real Estate

Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. 1 Set
4 Sub-Register,
Madurai North Joint-1-Register Office,
Madurai District. 1 Set
5 Assistant Director,
Survey Land Records, Madurai. 1 Set
6 Thasildar,
Madurai East Taluk, Madurai District. 1 Set
7 Superintendent Engineer,(PRO) Superintendent of Engineer Office,
Madurai TNEB, K.Pudur,
Madurai District. 1 set and gift deed Document No:5032/2024 dated:19.12.2024 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2027	16/12/2024
2	OSR Fee	230384	19/12/2024
3	Centage Charges	3000.00	20/12/2024
4	Development Charges	2500.00	20/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4000.00	20/12/2024

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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Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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