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Layout Application - Final Approval Letter

Roc No: 254/2024 Date: 5/16/25 6:30 PM

From:

Executive officer

13-7-27,Aranmanaikarar Street,Vadipatti,Vadipatti(Tk),Madurai (Dt),625218

To :

Mr.K.S.Babu and 3 persons,
Mr. Soundararajan,
G-4, Ram's Apartment, Bypass Road,
Madurai.625016

Online Application Number: LV21ZQUG

Sir/ Madam,

Sub :

Approval of the proposed residential subdivision - Vadipatti Townpanchayat - Bodinayakkanpatti Village Survey No. 38/3A, 38/3B, 38/4A, 38/4B, 38/4C, 38/5A and 38/5B measuring 1.6476 acres (6650 sq m) has been granted for the proposed residential subdivision. Proposed roads - Donation of roads to the local government was registered and handed over - Patta name was changed - Madurai City Urban Planning Department Assistant Director - Technical approval of the plot map was given- Regarding final approval and commissioning of the Land Division.

Ref :

1)Assistant Director, District Town and Country Planning Department's letter No. 26835/2024/SWP-LV21ZQUG/2024/TCP dated 08.06.2024.
2)M.W./M.N.U.A (Madurai District) No.54/2024.
3) Mr.K.S.Babu and 3 persons, T/P. Soundarrajan, G-4, Ram's Apartment, Bypass Road, Madurai.625016
4) Road inspection report of the Head of the Chemistry Department, Thiagarajar Engineering College.
5) Valuation report of the Junior Engineer, Vadipatti
6) No. 2825/A5/2024 of the Vadipatti Taluk Officer. Dated 30.07.2024
7) Patta No. 3731 of the Vadipatti Taluk Officer
8) Madras High Court Madurai Branch Case No. W.P.(MD)No .19491/2024 and WMP(MD) Nos.16573/2024
9) Relevant documents.

Body:

Madurai District Vadipatti Townpanchayat Bodinayakkanpatti Village Survey No. 38/3A, 38/3B, 38/4A, 38/4B, 38/4C, 38/5A and 38/5B 1.6476 Acres (6650 Sq.M) The letter and map of the Assistant Director of the Madurai District Town and country Planning Department, which is available in view 1 and 2, for the proposed residential plot in the area of Allotment should be made as per Rule 47(6) of Government Order No. 18 N.D.(M)K.V.(N.P.1) dated 04.02.2019 and as per Director of Town and Country Planning Circular No. 4367/2019/PA2 dated 05.02.2020 Case 4.The petitioner has paid the guide assessment amount for the above park allotment area.

As per Vadipatti Sub-Registrar Document No. 1328/2024, it has been donated to the Townpanchayat for road and local body use. All the roads to the west have been paved by the landowner. The quality certificate for the road to the west has been obtained from the Head of the Chemistry Department of Thiagarajar College of Engineering. As per the letter of the Registrar, the land transfer fee of Rs. 25,000/- was paid by the petitioner as per IFHRMS challan no. 20250516008536 against the appropriate title at the rate of 3 percent of the guide value of the land.

The name of the land reserved for road and local government use with the Vadippatti Taluka Office has been changed. An estimate has been obtained from the Junior Engineer of Vadipatti Townpanhayat to construct a drainage and water supply pipeline for the plot. The petitioner has constructed roads and facilities in the plot. Estimated amount for constructing a water supply pipeline Rs.1,75,000/ for the construction of rainwater drainage, Rs.16,00,000/ as inspection fee, Rs.38,000/ has been collected from the petitioner through online portal e-money transaction. Vacancy tax, and security deposit, Rs.1,50,000/ has been paid through bank draft.

It is stated that no notification has been made in any department under Section 4(1) of the Land Acquisition Act, 1894 and nothing has been received for consideration in the Land Acquisition List in relation to the land acquisition.
The above land is not affected under the Land Reforms Act, 1961.
The above land is not affected as per the Urban Land Ceiling Act, 1978.
The above land is not affected by flooding.
There is no pending government tax on the above land.

There is no encroachment on any government outlying land. The no-objection certificate issued by the Vadipatti Taluka Magistrate as per N.K.No.2825/A5/2024 dated 30.07.2024

The petitioner has constructed a small bridge based on the requirement in the Urban Planning Department's Map Conditions 9 to construct a bridge without any obstruction to the flow of water if a waterway is established.

Vadipatti Town panchayat Bodinayakanpatti Village Survey No. 38/3A, 38/3B, 38/4A, 38/4B, 38/4C, 38/5A and 38/5B measuring 1.6476 acres (6650 sq m) in the residential plot situated in the place of M.V./M.N.U.A (Madurai District) No. 54/2024. The final approval is hereby granted for only 38 plots subject to the following conditions, subject to the approval of the plan.

Conditions

1. Land ownership is not confirmed by giving in-principle approval. .Before granting in-principle approval, it is only being seen whether there is a way to prepare a land division map as per the government order based on the land title documents received and grant in-principle approval.Any person wishing to transfer property must separately verify ownership of the property.If any other individual claims on it, they can file a petition through the appropriate court. Vadipatti Town Panchayat is not the appropriate department to decide on land ownership
2. Buildings located on plots shall not be considered as regularized.
3. No change shall be made to the plot plan approved by the Local Planning Commission Office without the permission of this office.
.4. The Open Space Area (OSRA) area should be fenced and handed over to the Town Panchayat.
5.No changes to the dimensions of the plot, general allotment dimensions, or further

subdivision of the plot, contrary to the plan approved by the Town and Country Planning Department, shall be made for any reason without the prior approval of the Town and Country Planning Department.
6.The corners of plots located at the intersection of two roads should be laid out in the SPLAY direction as shown on the approved plan.
7. Any land shown on the approved plan, other than those selected for public purposes, shall be used only for the construction of residential houses.Furthermore, only those specified in the Residential Use section of the TNCDBR 2019 are permitted in places where a change of land use is requested.
8. If there is a low voltage / high voltage electric wire / cable line running through the plot, the petitioner must repair it at his own expense.
9. The hollow area in the plot should be raised to street level.
10. On all streets exceeding 7.2 meters wide, shade trees shall be planted within 1.00 meters of the road boundary, not more than 9.00 meters apart.
11. The petitioner must obtain permission from the Vadipatti Town Panchayat for each building before constructing the buildings on the land in the plot.
12. If any complaints are received from the public, including public roads, in this plot, they must rectify them themselves.
13. The responsibility for proper maintenance of the road constructed by the applicant for five years or until 60 percent of the plots are developed lies with the plot applicant/plot owner.
14. If the unit applicant/unit owner fails to carry out the maintenance work during the maintenance period, the above work will be carried out by the local government and the amount for the same will be collected from the unit owner.
15. It is informed that the approval of the land division will be subject to the local government financial audit for the year 2025-2026 and if any audit impediment is created through it, the compensation amount for that will be collected from the petitioner.
16. If there are any court cases regarding the location of the land in the subdivision, this order will automatically be cancelled.
17. To install electric poles and street lights in the plot, an estimate must be obtained from the Electricity Board, the amount must be paid, and the receipt must be submitted to the townpanchayat.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Madurai
Date:2025.05.16 18:30:25



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