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. 12293/2023/SWP-EHVFVGFT/2023/TCP Date : 02/08/2023

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 :

Executive Officer,
Vadipatti Town Panchayat,
Vadipatti Taluk,
Madurai District.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of town and country planning, Madurai District – Compressing S.F.Nos.404/5, 433/1A, 433/1C & 433/2 at 3.12Acre (12608.00 Sqm) of Kulasekarankottai Village, Vadipatti Town Panchayat, Vadipatti Taluk, Madurai District - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant. Mrs.S.Meenakshi Devi, Madurai Letter, Dated:26.05.2023.

2.District Town and country planning Office, Madurai District Letter No. 12293/2023/SWP-EHVFVGFT. (Road pattern issued on dated: 16.06.2023.)

3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4.Applicant. Mrs.S.Meenakshi Devi, Letter Dated:29.07.2023. (Local body Gift deed document no. 1916/2023 & 1917/2023, dated: 28.07.2023 and
TANGENDCO Gift deed document no. 1918/2023, dated: 28.07.2023.)

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:01.08.2023. (requiring payment of Centage Fee).
14.Applicant. Mrs.S.Meenakshi Devi, Letter, Dated:02.08.2023. (Payment of OSR and Centage Fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director, Agricultural Madurai, NOC ROC.No.Thi4/4099/2023, Dated. 10.04.2023.
17. District Collector, Madurai NOC Roc No.31673/2020/agri2, Dated. 15.02.2021.
18. Tahsildar, Vadipatti NOC Roc No.2142/2020/A2, Dated. 08.07.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in, Madurai District - Compressing S.F.Nos.
S.F.Nos.404/5, 433/1A, 433/1C & 433/2 at 3.12Acre (12608.00 Sqm) of Kulasekarankottai Village, Vadipatti Town Panchayat, Vadipatti Taluk, Madurai District
- Technical Clearance.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 16.06.2023. Further the
applicant Mrs.S.Meenakshi Devi, has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed document no.
1916/2023 & 1917/2023, dated: 28.07.2023 and TANGENDCO Gift deed document no. 1918/2023, dated: 28.07.2023. 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/M.D.T.C.P.(Madurai District) No.57/2023 and enclosed with 2 set
of original maps and gift deeded documents has been forwarded with it for further action.

i. Total No of Plots Given - 52 (Ordinary Plots- 39 (1-11 & 24-52) and
(EWS plots - 13 Nos (12-23) [(889.93Sqm) (10.67%)]

ii. Local Body Space – 65.65.37 Sq.m (0.78%)

iii. TANGEDCO Space – 43.86 Sq.m (0.52%)

iv. OSR Space - As per Case -VI, (1096.07 Sqm) OSR Gift deed to the Local Body by Document No. 1917/2023 dated: 28.07.2023.To be Handed over the
Original Documents at Concerned Local Body.

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 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. 1916/2023 & 1917/2023, dated: 28.07.2023) (original)

Copy to:-

1. Ms.S.Meenakshi Devi,
   S/O V.Somasundram,
   Door.No. 23A, Subramaniyapillai Street,
   S.S.Colony, Madurai - 625 016.

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,
   Vadipatti Sub Register Office,
   Madurai District.

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

5. Supiendent Engineer,(PRO)
   Superintendent of Engineer Office,
   Madurai TNEB, K.Pudur,
   Madurai District. 1 set and gift deed Document No. 1918/2023, dt.28.07.2023 (Original)

GOVERNMENT OF TAMIL NADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	18912	26/05/2023
2	OSR Fee		
3	Centage Charges	18000.00	02/08/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPH

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

Madurai District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by Manju P G.

Signed by: Assistant Director
Location:Madurai
Date:2023.08.02 20:38:23