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. ROC No 12422/2023/ SWP- YBZGJPQB/2023/TCP Date : 09/08/2023

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 :

President,
Ayyankottai Panchayat,
Alanganallur panchayat union,
Madurai District.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and country planning, Madurai LPA - Madurai District – Vadipatti Taluk – Alanganallur panchayat union – Ayyankottai panchayat - Thanichiyam Village - S.F.Nos. 304/1A1, 304/1A2, 304/1A3, 304/1B, 304/1C, 304/2A, 304/2B, 304/3A, 304/3B, 305, 306/1C, 306/3A, 306/3B, 306/3C, 307/1A, 307/1B at 08.166Acre (33050.00 Sqm) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants.M/S TRINEVA INFRA PROJECTS PRIVATE LIMITED, Madurai Letter, Dated:08.06.2023.

2.District Town and country planning Office, Madurai District Letter No. 12422/2023/ SWP- YBZGJPQB. (Road pattern issued on dated: 12.07.2023.)

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

4. Applicants. M/S TRINEVA INFRA PROJECTS PRIVATE LIMITED, Letter Dated:27.07.2023. (Local body Gift deed document no. 1869/2023 dated:24.07.2023 and TANGEDCO Gift deed document no. 1871/2023 dated:24.07.2023)

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: 02.08.2023 . (Requiring payment of Development Fee and Centage Fee).

14. Applicants. M/S TRINEVA INFRA PROJECTS PRIVATE LIMITED, Letter, Dated: 04.08.2023. (Payment of Development Fee and Centage 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 of layout in, Madurai District – Vadipatti Taluk – Alanganallur panchayat union – Ayyankottai panchayat - Thanichiyam

Village - S.F.Nos. 304/1A1, 304/1A2, 304/1A3, 304/1B, 304/1C, 304/2A, 304/2B, 304/3A, 304/3B, 305, 306/1C, 306/3A, 306/3B, 306/3C, 307/1A, 307/1B at 08.166Acre (33050.00 Sqm) - Technical Clearance.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 12.07.2023. Further the applicant M/S TRINEVA INFRA PROJECTS PRIVATE LIMITED has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed document no. 1869/2023 dated:24.07.2023 and TANGEDCO Gift deed document no. 1871/2023 dated:24.07.2023. 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.L.P.A. No. 275/2023 and Planning Permission No.281/2023 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 – 185 (Ordinary Plots-134(1-67,78,98,121-185))and
(EWS-68 –77,79-97,99-120) 2578.67Sqm (10.6%)
ii. Local Body Space – 175.14Sq.m (0.75%)
iii. TANGEDCO Space – 132.25Sq.m (0.55%)
iv. OSR Space - As per Case -VI, (2484.11Sqm) OSR Gift deed to the Local Body by Document No. 1869/2023 dated:24.07.2023.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. 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:

Enclosure
Layout original map and Condition – 2 sets and

Gift deed Local Body Document No. 1869/2023 dated:24.07.2023 (original)

Copy to:-

1. M/S .TRINEVA INFRA PROJECTS PRIVATE LIMITED,
   D/NO:48, SAVIDHAANU 2ND FLOOR,
   Egmore, Chennai- 638008

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 South,
   Madurai District.

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

5.Tahsildar
   Vadipatti Taluk. (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.1871/2023 dated:24.07.2023(Original)

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	49575	08/06/2023
2	OSR Fee		
3	Centage Charges	57000.00	04/08/2023
4	Development Charges	49590.00	04/08/2023
5	Display Board Charges		
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set