

அனுப்புநர்

திருமதி.பெ.கோ.மஞ்சு, M.plan.,
உதவி இயக்குநர்/உறுப்பினர் செயலர்(பொ),
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
மதுரை மாவட்டம்,
செக்டர்-6, ஆணையர் -முடக்காத்தான்
பிரதான சாலை, சவுடல்புதூர்,
மதுரை - 625 017.
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பெறுநர்

தனி அலுவலர் / வட்டார வளர்ச்சி
அலுவலர்(கி.ஊ)
கப்பலூர் ஊராட்சி
மதுரை மாவட்டம்

ந.க.எண். 236/2025 ம.தி2

நாள். 02.2025

பொருள் : மனைப்பிரிவு - மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - மதுரை
மாவட்டம், திருமங்கலம் வட்டம், கப்பலூர் ஊராட்சி/கிராமம் ,
சர்வே எண்கள் : 111/4A2, 111/5A2 - 1.31 ஏக்கர் பரப்பளவில்
குடியிருப்பு மனைப்பிரிவிற்கு அனுமதி அளிக்கப்பட்டது -
தொடர்பாக

பார்வை : 1) இவ்வலுவலக இணையதள செயலாணை கடிதம்
39042/JSV2QEO3/2024/TCP/2024/TCP, நாள், 12.12.2024
2) மனுதாரர் திருமதி சுனிதா பிரபாகரன் இணையதள
விண்ணப்பம் -JSV2QEO3 நாள்: 06.12.2024

பார்வை 1-ல் கண்டுள்ள இவ்வலுவலக இணையதள செயலாணை கடிதம்
வாயிலாக குடியிருப்பு மனைப்பிரிவிற்கு தொழில்நுட்ப அனுமதி வழங்கப்பட்ட
செயலாணை கடிதத்தில் தட்டச்சு பிழை ஏற்பட்டதன் காரணமாக R AYYANAN ALIAS R
SETHU என்பதனை திருத்தி Sunitha Prabakaran என குறிப்பிட்டு கொள்ளுமாறு
கேட்டுக்கொள்ளப்படுகிறது.

உதவி இயக்குநர்/ உறுப்பினர் செயலர்(பொ),
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
மதுரை மாவட்டம்

நகல்:

1) Sunitha Prabakaran
✓ 26/62, Kuruvikaran 1st cross Street,
Annanagar, Alavandan, Gandhi Nagar,
Anna Nagar, Madurai East,
Madurai

2) Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008

மாப
03/12/25

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. 39042/JSV2QEO3/2024/TCP/2024/TCP

Date : 12/12/2024

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 :

The President
Kapalur Panchayat,
Madurai

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and country planning – S.No. 111/4A2, 111/5A2- at 1.31 Acre (5250.00 sqm) –
Kapalur Panchayat/Village — Madurai Thirumangalam Taluk — Madurai District - Planning Permission issued - forwarded for
further action – Reg

Ref : 1.Applicants Mrs. Sunitha Prabakaran, Madurai Letter. 39042/JSV2QEO3/2024/TCP
, Dated: 06.12.2024.
2. District Town and country planning Office, Madurai District Letter No. 39042/JSV2QEO3/2024/TCP. (Road pattern issued on
dated: 09.12.2024.)
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4. Applicant Mrs. Sunitha Prabakaran, Letter Dated: 11.12.2024 (Local body Gift deed document no. 9605/2024 dated:
11.12.2024
and TANGENDCO Gift deed document no. 9606/2024 dated: 11.12.2024)

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: 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: 09.12.2024 (OSR Fee) & 11.12.2024. (Requiring payment of Development Fee and
Centage Fee).
14. Applicant. Mrs. Sunitha Prabakaran, Letter, Dated: 11.12.2024. (OSR Fees) & Dated: 11.12.2024 (payment Paid 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, S.No. 111/4A2,
111/5A2- at 1.31 Acre (5250.00 sqm) – Kapalur Panchayat/Village — Madurai Thirumangalam Taluk — Madurai District.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been

issued by the district

office on 28.11.2024. Further the Applicant R AYYANAN ALIAS R SETHU has gift deed the road, road splay has been handed over

to the Local body and TANGENDCO. 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: 380 /2024 and Panning Permission: 422/2024 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 – 29 nos

ii. Local Body Space – 22.80 Sq.m (0.56 %)

iii. TANGEDCO Space – 22.8 Sq.m (0.586%)

iv. Road area – 1233.05 Sqm

v. OSR Space – Equal to 420.00 SQM amount has paid by applicant as per Government Guide line Value .

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 favor 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:

Local body Gift deed document no. 9605/2024

Enclosure

Layout original map and Condition – 2 sets and
Gift deed Local body document no. 9605/2024 (original)

Copy to:-

- 1) Mrs Sunitha Prabakaran,
26/62, Kuruvikaran 1st cross Street, Annanagar, Alavandan, gandhi Nagar,,, Anna Nagar, Madurai East, Madurai,
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 Taluk. (for incorporation in the Tamil nilam and collabland software)
Madurai District
6. Superintendent Engineer, (PRO)
Superintendent of Engineer Office,
Madurai TNEB,
Madurai District. (1 set and gift deed Document No: 9606/2024 (Original)



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7875	06/12/2024
2	OSR Fee	688675	11/12/2024
3	Centage Charges	9600.00	11/12/2024
4	Development Charges	7957.50	11/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	12800.00	11/12/2024



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

Madurai District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location: Madurai
Date: 2024.12.12 12:51:43

