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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. 13144/ 2023/SWP/DAA5LO3V/2024/TCP Date : 02/04/2024

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 Commissioner,
Madurai Corporation,
Madurai.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and country planning –- S.F.No. S.No.S.F.No.9/1B, 9/4B1, 9/4B2, 9/5A, 10/1, 10/2A, 10/2B, 10/3B, 10/4, 10/5A, 10/6A2, 10/6B, 10/6C1, 10/6C2 - at 7.40 Acre (29953.00 Sq.m.) – Vilangudi Bit-2 Village - Madurai North Taluk – Madurai District - Planning Permission issued - forwarded for further action – Reg.

Ref :
1.Applicants Mr.M.Balasankar & five Others Letter, Dated: 26.07.2023.
2.The Director of Town and Country Planning, Roc No DAA5LO3V/2023-TCP1.(Road pattern issued on dated: 02.12.2023).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Mr.M.Balasankar & five Others Letter, Dated: 07.03.2024. .(Road and local body site Gift deed document no. 781/2024, dated: 14.02.2024
(TANGEDCO Gift deed document no. 782/2024, dated: 14.02.2024).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.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.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
12.Demand payment Request Letter, Dated:25.03.2024 (requiring payment of Centage Fee,Devlopment fees).
13.Applicants Mr.M.Balasankar & five Others Letter, Dated: 29.03.2024 .(Payment of Centage Fee,Devlopment fees,).
14.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 layout in S.F.No. S.No.S.F.No.9/1B, 9/4B1, 9/4B2, 9/5A, 10/1,
10/2A, 10/2B, 10/3B, 10/4, 10/5A, 10/6A2, 10/6B, 10/6C1, 10/6C2 of Vilangudi Bit-2 Village, Madurai corporation, Madurai North Taluk, Madurai District
29953.00 Sq.m (07.40Acres)- forwarded to Director of Town and Country Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 02.12.2023. Further the
applicant Mr.M.Balasankar & five Others has gift deed the road, road splay and park areas has been handed over to the Road and local body site Gift deed
document no. 781/2024, dated: 14.02.2024 (TANGEDCO Gift deed document no. 782/2024, dated: 14.02.2024) 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 The concurrence number assigned to the layout is LP/DTCP
No.21/2024, District Town and country planning Office, Madurai District Planning permission No. 93/2024 . and enclosed with 2 set of original maps and
gift deeded documents has been forwarded with it for further action

i) Total no of plot allocated – 107 Nos (Including EWS plots 37-40, 45-65, 89-100)

ii) Local Body Space – 123.14 Sq.m

iii) TANGEDCO Space – 128.35 Sq.m

iv.Road area – 7170.16 Sqm
v) OSR Space - As per Case - VI, for the extent of 2301.53 Sq.m

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 11th, it is requested to send the
proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions
6.The Local authority should give final approval after obtaining approval from concerned department from the proposed bridge.

Special Conditions

1.a) With reference to the 6th cited and 8th 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 9th cited and 10th 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:

Road and local body site Gift deed document no. 781/2024, dated: 14.02.2024 (TANGEDCO Gift deed document no. 782/2024, dated: 14.02.2024)

Enclosure

Layout original map and Condition – 2 sets and
Gift deed Local body document no. 781/2024, dated: 14.02.2024 (original)

Copy to:-

1. M.Balasankar & five Others,
DOOR NO.10, Pandiyan Nagar,
Pandiyan Street, Sivakami Nagar,
Madurai – 625014.

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,
Vilangudi Sub Register Office,
Madurai District.

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

5.Tahsildar
Madurai North 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: 782/2024, dated: 14.02.2024 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	44930	26/07/2023
2	OSR Fee		
3	Centage Charges	36000.00	29/03/2024
4	Development Charges	45000.00	29/03/2024
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



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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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