

Layout Application - Final Approval Letter



Roc No: 001/2024-2025

Date: 6/6/24 2:13 PM

From:

Village Panchayat

KARSERI

To :

R PANDIYARAJA, Anaiyur Bit 1, No-1341, TNHB COLONY, VANAVAL MAIN VEETHI, J J NAGAR, KODALPUDUR, ANAIYUR, MADURAI-625017
2. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008- 1 set.

Online Application Number:

IP60BLXI

Sir/ Madam,

Sub :

Residential Layout– Assistant Director of Town and country planning, Madurai District – East Taluk - East Panchayat Union –
Karcheri Panchayat /Village - S.F.Nos.66/1A2 - at 1.34 Acre (5422.00Sqm) - Technical clearance issued -
forwarded for further
action - Reg.

Ref :

- 1.Applicant. R.pandiyaraja, Madurai Letter, Dated:03.01.2024
- 2.District Town and country planning Office, Madurai District Letter No. 20738/SWP/2024/IP60BLXI (Road pattern issued on dated:22.03.2024)
- 3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicant R.pandiyaraja, Letter Dated:26.03.2024 (Local body Rectified Gift deed document no. 2080/2024 dated:25.03.2024 and TANGENDCO Gift deed document no.2079/2024dated:25.03.2024)
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 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: 27.03.2024 (requiring payment Centage Fee).

14. Applicant R.pandiyaraja , Letter, Dated: 27.03.2024 (Payment of Centage Fee)

15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in Madurai District – East

Taluk - East Panchayat

Union – Karcheri Panchayat /Village - S.F.Nos.66/1A2 - at 1.34 Acre (5422.00Sqm) - Technical Clearance.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on

05.06.2023. Further the

Applicant. R.pandiyaraja, has gift deed the road, road splay and park areas has been handed over to the Local body Rectified Gift

deed document no.

2080/2024 dated:25.03.2024 and TANGENDCO Gift deed document no. 2079/2024 dated: 25.03.2024

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

L.P/M.D.T.C.P.(Madurai District)

No.31/2024 and enclosed with 2

set of original maps and gift deeded documents has been forwarded with it for further action.

i. Total No of Plots Given – 22+1(including shop)

ii. Local Body Space – 20.89Sq.m (0.51%)

iii. TANGEDCO Space – 21.73Sq.m (0.53%)

iv. Layout Road Area - 1361.30Sq.m

v.OSR Space - As per Case - IV, Guideline value for the extent of 407.00Sq.m had been paid

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
Rectified Gift deed Local Body Document No. 2080/2024 dated: 25.03.2024(original

Village

Signature Not Verified

Signed by: Village Panchayat President
Location: Madurai
Date: 2024.06.06 14:13:34

