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. 9338/2023/SWP-UZYDEVOI / 2022 / TCP Date : 06/06/2023

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 :

M Murugan,
D.No-2/639,
North Street,
Athanoor,
Vadipatti,

Sir/ Madam,

Sub : Residential Layout - Office of the Director of town and country planning, - Alanganallur Panchayat Union-Athanoor Panchayat Athanoor Village, Madurai district, S.F.No. 102/2 - extent of 7050sq.-1.78 acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.M Muruganand Mr.Letter, Dated: 20.04.2023

2.District Town and country planning Office, Madurai District Letter No. 9338/2023/SWP-UZYDEVOI .(Road pattern issued on dated:23.05.2023).

3.Joint Director Agriculture department, Letter No. D4/3089/2023 Dated: 17.03.2023

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

5.Applicants Mr.M Murugan Letter, Dated: 05.06.2023.(Gift deed document no.2661/2023 dated:31.05.2023,TANGEDCO.2664/2023,DATED.01.06.2023).

6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

8.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.

9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

14.Demand payment Request Letter, Dated:06.06.2023 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day
Fund).

15.Applicants Mr.M Murugan Letter, Dated: 060.06.2023 Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

16.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 Madurai district Residential Layout - Office of the

Director of town and country planning - Alanganallur Panchayat Union-Athanoor Panchayat Athanoor Village, Madurai district, S.F.No. 102/2 -
extent of 7050sq.-1.78 acre - Technical clearance issued - forwarded for further action - Reg.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 05.04.2022. Further the
applicant Mr.M Murugan has gift deed the road, road splay and park areas has been handed over to the Local Body Gift deed document
no.2661/2023 dated:31.05.2023,TANGEDCO.2664/2023,DATED.01.06.2023 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).43/2023 . and enclosed with 2 set of
original maps and gift deeded documents has been forwarded with it for further action
Total no.of.plots Allocated-34 nos
Local body-28.71 sq.m(0.60%)
Tangedco-33.70 sq.m(0.70%)
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 13th, 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 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the necessary fees including
the charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter 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 11th cited and 12th 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

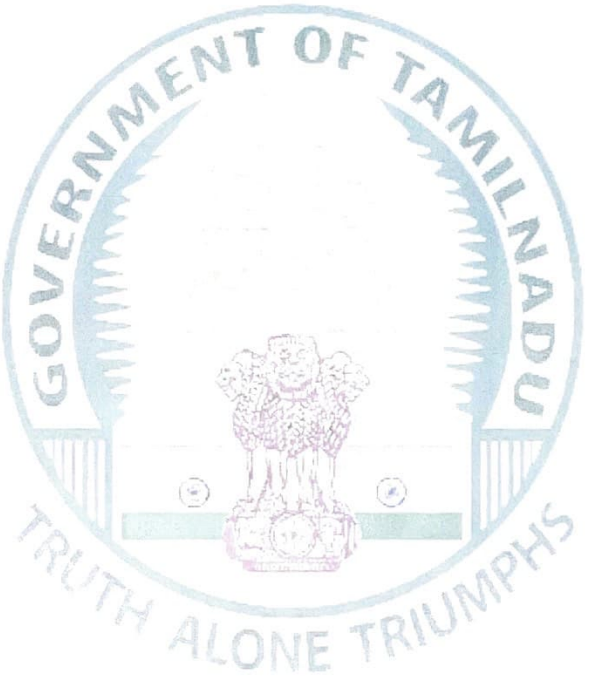
4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect
Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges,
before issuing 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:



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10575	20/04/2023
2	OSR Fee	126100	05/06/2023
3	Centage Charges	12000.00	06/06/2023
4	Development Charges		
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

Document certified by Manju P G.

Signed by: Assistant Director
Location:Madurai
Date:2023.06.06 13:22:24