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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. 31986/2024/SWP- BVCIZVCO/2025/TCP Date : 22/01/2025

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 :

Special Officer /BDO (Village panchayat),
Varichiyur Panchayat,
Madurai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and country planning, Madurai District Town and Country Planning office - Madurai District – Madurai East Taluk – Madurai East Panchayat Union – Varichiyur Panchayat – Paraiyankulam Village S.F.No.10/1A. Extent of 9.30 Acre (37643.00 Sq.m)- Planning Permission issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.S THANGARAJ AND FOUR OTHERS Letter, Dated: 25.08.2024

2.The Director of Town and Country Planning, Roc No BVCIZVCO / 2024-TCP1.(Technical Concurrence issued on dated: 11.01.2025.)

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

4.Applicants Mr.S THANGARAJ AND FOUR OTHERS Letter, Dated: 08.01.2025. .(Road and local body site Gift deed document no.
8552/2024 , dated: 20.12.2024 (TANGEDCO Gift deed document no. 8553/2024 , dated: 20.12.2024).

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

09.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:20.01.2025 (requiring payment of Centage Fee,Devlopment fees).

13.Applicants Mr.S THANGARAJ AND FOUR OTHERS Letter, Dated: 21.01.2025.(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.F.No.10/1A of Paraiyankulam Village, Madurai East Panchayat Union, Madurai East Taluk, Madurai District 9.30 Acre (37643.00 Sq.m)-forwarded
to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, .(Technical Concurrence for residential layout has been issued by the directorate on 11.01.2025 . Further the applicants Mr.S THANGARAJ AND FOUR 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. 8552/2024 , dated: 20.12.2024 (TANGEDCO Gift deed document no. 8553/2024 , dated: 20.12.2024 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. 03 / 2025, District Town and country planning Office, Madurai District Planning permission No.19/2025 . and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action

Total no of plot allocated – 190 Nos (Including EWS plots 113-122, 125-144, 147-166)
Local Body Space - 143.11Sq.m (0.52%)
TANGEDCO Space - 144.27Sq.m (0.52%)
Road Area - 9953.53 Sqm
OSR Space - As per Case - VI, for the extent of 2796.11 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

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:

6.(EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS
plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

Enclosure
Layout original map and Condition – 2 sets and
Gift deed Local Body Document No. 8552/2024 , dated: 20.12.2024 (original)

Copy to:-

1. S.THANGARAJ AND FOUR OTHERS,
5/515(3),BHARATHIPURAM 6TH STREET,
Madurai East, Parayankulam,
MADURAI-625020

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,
Karuppayurani Sub Register Office,
Madurai District.

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

5. Tahsildar
Madurai East 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. 8553/2024 , dated: 20.12.2024 (Original)



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	56440	21/08/2024
2	OSR Fee		
3	Centage Charges	60000.00	21/01/2025
4	Development Charges	56550.00	21/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	80000.00	21/01/2025

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:2025.01.22 14:56:03



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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