PP APPROVAL RECORD

# Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE
**Layout Approval**

ISSUING AUTHORITY
**DTCP**

PURPOSE
**Residential**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

# Town and Country Planning Department(Planning Permission)

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai

ROC No. 1664/2022/SWP/6I4FHO7Y / 2022 / TCP Date 01/09/2022

From

Joint Director / Deputy Director / Assistant Director
District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to

To :

THILAGAR AND VIJI,
1/66 aatukulam village,
Melur, Madurai - 625106.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning, Madurai, Comprised in S.No.570/1A2,570/1B,570/2A,570/2B1A,570/2B2A,570/2B3,769/8,769/9A,769/10A2, 769/13A2

Ref : 1.Applicants Mr.THILAGAR AND Mrs.VIJI Letter, Dated: 04.07.2022

2.District Town and country planning Office,Madurai District Letter No.20.07.2022.(Road pattern issued on dated:

20.07.2022).

3.Joint Director Agriculture department, Letter No.Thi.4/6256/2022, Dated: 19.05.2022

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

5.Applicants Mr.THILAGAR AND Mrs.VIJI Letter, Dated:20.07.2022.(Local Body Gift deed document no.4347/2022,

Dated.26.07.2022 and TANGEDCO Gift Deed Document.3705/2022, dated:18.08.2022).

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: 22.08.2022(requiring payment of Centage Fee,

OSR Guideline Value Fee).
15.Applicants Mr.THILAGAR AND Mrs.VIJI Letter, Dated: 26.08.2022.(Payment of Centage Fee, OSR Guideline Value Fee).
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 Office of the
Assistant Director of town and country planning, Madurai, Comprised in S.No.570/1A2 ,570/1B, 570/2A 570/2B1A,
570/2B2A, 570/2B3, 769/8, 769/9A, 769/10A2, 769/13A2 of Vellalur Village, Melur Panchayat union, Melur Taluk,Madurai
District, 1.34Acre - 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.THILAGAR AND Mrs.VIJI Letter has gift deed the road, road splay
and park areas has been handed over to the Local Body Gift deed document no.4347/2022, Dated.26.07.2022 and
TANGEDCO Gift Deed Document.3705/2022, dated:18.08.2022. 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.27/2022 . and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it
for further action

1. Total No of Plots Given - 23 and Owner Use - 01
2. Local Body Space - 27.80Sq.m
3. TANGEDCO Space - 23.63Sq.m
4. OSR Space - As per Case - V, Guideline value for the extent of 415.73Sq.m had been paid by applicat through online.

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 | 8741 | 12/01/0008 |
| 2 | OSR Fee | 151580 | 19/08/2022 |
| 3 | Centage Charges | 9000.00 | 26/08/2022 |
| 4 | Development Charges | | |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |




Joint Director/Deputy Director(i/c)

Enclosure

1. Layout original map and Condition – 2

Madurai District.

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.