PP APPROVAL RECORD

Planning Permission

3, East taluk

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 Apartments, Koodalputhur, Madurai-625 017.

ROC No. 1510/2022(SWP - S06HGSAY) / 2022 / TCP Date : 16/07/2022

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 :

Tmt. N Dhanalakshmi ,
54,6th Street,Ahimsapuram,
sellur, Madurai,625002

Sir/ Madam,

Sub : Residential Layout - District Town Planning Office - Madurai Local Planning Authority - Madurai District - Madurai East Taluk - Madurai East Panchayat Union - Kathakinaru Panchayat - Narasingam Bit 3 Village (Kadachanendal) - in Survey Nos.47/9 and 49/4 . 3600.00 Sqm (0.88 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1 Applicant Tmt. N Dhanalakshmi, Online application No. SO6HGSAY Dated: 07.07.2022

2 District Town and country planning Office, Madurai District Road pattern issued on dated: 13.7.2022.

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

4 Applicant Tmt. N Dhanalakshmi, Letter, Dated:15.7.2022(Gift deed (Local body) document no. 4882 /2022, dated: 12 .07.2022, Gift deed (EB) document no.4881/2022, dated: 12.07.2022,).

5 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.

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

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

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

9 Demand payment Request Letter, Dated: .6.2022 and 07.07.2022 (requiring payment of Centage Fee, OSR Guideline Value Fee,).

10 Applicant Tmt. N Dhanalakshmi T Letter, Dated: 16.07.2022 (Payment of Centage Fee, OSR Guideline Value Fee).

11 Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019 and 14.08.2021

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

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

14 Government letter Housing and Urban Development Department, Chennai 09 vide letter no.8449/Nov4(3) 2020 -2, dated 23.09.2020.

15 Circular from the Director of Town and Country Planning, letter no. 7671/2020/T(2) dated 25.09.2020.

With reference to the letter in the 1st cited, applicant has requested for the approval of residential

layout in Madurai District, - Madurai District - Madurai East Taluk - Madurai East Panchayat Union - Kathakinaru Panchayat - Narasingam Bit 3
Village (Kadachanendal) - in Survey Nos.47/9 and 49/4 . 3600.00 Sqm (0.88 Acres) In the continuation, with reference to the letter in the 2nd
cited, road pattern for residential layout has been issued by the Assistant Director (I/c), Madurai District Town and Country Planning on
13.07.2022.
Further the applicant Tmt. N Dhanalakshmi has submitted gift deed of road and road splay areas by handing over to the local body on . 15.07.2022. Hence, this residential layout is given approval with following conditions.

1.As per the condition, the layout has been approved and Approved number for Layout is Ma.Va./Ma.U.Thi.Ku.No.157/2022 and Planning
Permission No.149/2022
and enclosed with original maps and gift deeded documents has been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings 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 having receipt of Maps and Proceeding orders
5.As per circular in 15th cited, 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 6th 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas in favour concern local body.

3. (EWS) Plots allotted to economically backward people should not be consolidated or restructured. But in rural areas, if EWS plots are
unsalable after more than 3 years of plot approval, as per Ordinance No. 16, Municipal Administration and Water Supply Department dated
31.01.2020, EWS plots Incorporation should be applied for and proper permission obtained.

4. According to the government letter seen in view 09 and 10 and the circular of the Urban Development Commissioner, Chennai, the land
donated to the local body should be transferred to the name of the local body and after subdividing the survey number in the revenue
documents, the local body should give final approval for the subdivision.

4. “The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development 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 Regulatory Authority Petitioner is requested.

The plot map and plot conditions for which planning permission has been granted with the above special conditions are enclosed herewith.



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	5400	13/12/0034
2	Centage Charges	6600.00	12/01/0022
3	Flag Day fund		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director(i/c)
District Town and Country Planning,

Madurai District.

Enclosure

1. Layout original map and Condition – 2 set

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.