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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. RN9S48LL/2024/SWP/2025/TCP Date : 02/01/2025

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 :

The President
Vadivelkarai Panchayat,
Madurai.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and country planning – S.No. 15/4A3, 9A, 9B, 9C, 9D, 9E, 9F, 15/10A1A1, 10A1A2, 10A1B, 10A1C, 10A2, 10B, 10C- at (5410.00sqm) – Vadivelkarai Panchayat, Vadivelkarai Village -– Madurai West Taluk –- Madurai District - Planning Permission issued - forwarded for further action – Reg

Ref : 1.Applicants Mr P.K.ALEXANDER, V.YESUDAS, P.SARAVANAN, Madurai Letter. RN9S48LL/2024/SWP, Dated: 13.12.2024
2. District Town and country planning Office, Madurai District Letter No. RN9S48LL/2024/SWP. (Road pattern issued on dated: 18.12.2024.)
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicant Mr P.K.ALEXANDER, V.YESUDAS, P.SARAVANAN, Letter Dated: 31.12.2024 (Local body Gift deed document no. 5435/2024 & 5437/2024 dated: 30.12.2024 and TANGENDCO Gift deed document no. 5436/2024 dated: 30.12.2024)
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 Water Supply, 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: 18.12.2024 (OSR Fee) & 01.01.2025. (Requiring payment of Development Fee and Centage Fee).
14. Applicant Letter, Dated: 31.12.2024. (OSR Fees) & Dated: 01.01.2025 (payment Paid of & Development Fee and Centage Fee).
15.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 of layout in, S.No. 15/4A3, 9A, 9B, 9C, 9D, 9E, 9F, 15/10A1A1, 10A1A2, 10A1B, 10A1C, 10A2, 10B, 10C- at (5410.00sqm) – Vadivelkarai Panchayat, Vadivelkarai Village
-– Madurai West Taluk –- Madurai District.

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

issued by the district
office. Further the Applicant has gift deed the road, road splay has been handed over to the Local body and TANGENDCO. 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.L.P.A No: 02 / 2025 and Panning Permission: 02 / 2025 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 – 28nos
ii. Local Body Space – 20.41 Sq.m (0.53 %)
iii. TANGEDCO Space – 28.78 Sq.m (0.75%)
iv.Road area – 1579.24 Sqm
v. OSR Space – Equal to 410 SQM amount has paid by applicant as per Government Guide line Value .

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 favor 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:

Local body Gift deed document no. 5435/2024 & 5437/2024

TANGENDCO Gift deed document no. 5436/2024

Enclosure

Layout original map and Condition – 2 sets and
Gift deed Local body document no. 5435/2024 & 5437/2024 (original)

Copy to:-

1) P.K.ALEXANDER, V.YESUDAS, P.SARAVANAN
NO. 7/347, MAHATHMA GANDHI STREET, N G O COLONY,
NAGAMALAIPUDUKOTTAI, MADURAI - 625019, ,

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,
Nagamalai pudukottai Sub Register Office,
Madurai District.

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

5.Tahsildar
Madurai West Taluk. (for incorporation in the Tamil nilam and collabland software)
Madurai District

6. Superintendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB,
Madurai District. (1 set and gift deed Document No: 5436/2024 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8115	13/12/2024
2	OSR Fee	2301600	31/12/2024
3	Centage Charges	10500.00	02/01/2025
4	Development Charges	8250.00	02/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	14000.00	02/01/2025

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

Madurai District.

Enclosure

1.Layout original map and Condition – 2 set



our services doesn't just end there

Buying & Selling Services

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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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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