PP APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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.

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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. 0JMYF1I3/ 2025/SWP/2025/TCP Date : 10/11/2025

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 :

1) Special Officer /BDO (Village panchayat),
Mayithanpatti Panchayat
Madurai District.
2) Special Officer /BDO (Village panchayat),
Nallamanayakkanpatti Panchayat
Madurai District.
3) The Block Development officer (VP)
Kallikudi Panchayat Union
Madurai District

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of District Town and Country Planning office - Madurai District, , Kallikudi Taluk, Kallikudi Panchayat Union, Mayithanpatti Village/Panchayat, S.no- 30/3C3, 31/4, 31/5B, 31/6, 31/8, 31/9 & Nallamanayakkanpatti Village/Panchayat, S.No-2/2, 2/4B, 2/6, 2/7A1, 2/7A2 , 2/7B, 3/3A, 8/1, 8/2A, 8/2B, 11/1- Site Extent of 12.86 Acres, (52200.00 sq.m) - Layout Plot Pattern Technical Concurrence Issued - forwarded for further action - Reg.

Ref :

1. The Layout Proposal received from M/s. IDHAYAM G FABULOUS STRUCTRES through online vide reference: 0JMYF1I3/2025, dated:-12.07.2025.
2. Online Application No. 0JMYF1I3 /2025, Road pattern issued on 12.09.2025.
3. Applicant M/s. IDHAYAM G FABULOUS STRUCTRES Gift Deed Doc.No.4472/ 2025, 4473/ 2025, Dated:24.10.2025.
4. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04.06.2004.
5. G.O.(Ms.)No.79, Housing and Urban Development department dated:04.05.2017.
6. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated:04.02.2019.
7. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated:31.01.2020.
8. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated:23.09.2020.
9. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated:09.12.2020.
10. Letter No:19113/UD4(3)/2017-1, Housing and Urban Development department dated:30.08.2017.
11. Circular ROC No:13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
12. Director of Town & Country Planning, Plot Pattern Technical Concurrence, SWP Application Number: 0JMYF1I3/ 2025 / TCP1
13. This office demand payment Request Letter, Dated: 29.10.2025 (requiring payment of Centage Fee, Devlopment fees).
14. Applicants M/s IDHAYAM G FABULOUS STRUCTRES, Letter, Dated: 08.11.2025 (Payment of Centage Fee, Devlopment fees,).
15. Joint Director, Agricultural Department Letter No- D4/9153/2025, Dated : 21.07.2025

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Madurai District Town and Country Planning office - Madurai District, Kallikudi Taluk, Kallikudi Panchayat Union, Mayithanpatti Village / Panchayat, S.no- 30/3C3, 31/4, 31/5B, 31/6, 31/8, 31/9 & Nallamanayakkanpatti Village / Panchayat, S.

No-2/2,
2/4B, 2/6, 2/7A1, 2/7A2 , 2/7B, 3/3A, 8/1, 8/2A, 8/2B, 11/1- Site Extent of 12.86 Acres, (52200.00 sq.m)

In the continuation, with reference to the 12 th cited letter (Technical Concurrence for residential layout has been issued by the directorate . The applicants have gift deed the road, road splay and park areas has been handed over to the Road and local body site. 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.115/2025 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 – 268 Nos (Including EWS plots 14-49, 190-217)
Local Body Space - 192.00 Sq.m (0.51%)
TANGEDCO Space - 192.00 Sq.m (0.51%)
Road Area - 14640.13 Sqm
OSR Space extent - 3793.50 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. 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.
7) 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.
8) The Gifted road, Park, Local body use, Tangedco have equal rights to use and maintenance both Local body (Mayithanpatti Panchayat & Nallamanayakkanpatti Panchayat)

Enclosure

Layout original map and Condition – 2 sets and
Gift deed Local Body Document No. 4472/ 2025 (original)

Copy to:-

1. M/s IDHAYAM G FABULOUS STRUCTRES,
NO-443- MAIN BAZZAR
VIRUDHUNAGAR- 626001.

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,
Kallikudi Sub Register Office,
Madurai District.

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

5. Tahsildar
Kallikudi (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. 4473/ 2025,
(Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	78300	12/07/2025
2	OSR Fee		
3	Centage Charges	84000.00	08/11/2025
4	Development Charges	78450.00	08/11/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	112000.00	08/11/2025

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

Madurai District.

Enclosure

1.Layout original map and Condition – 2 set

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.