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REFERENCE
L.P/M.L.P.A No.257/2026
Planning permission
No.274/2026

ISSUED
02 June 2026

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED 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. L.P/M.L.P.A No.257/2026 Planning permission No. Date : 02/06/2026

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 Commissioner,
Madurai Corporation,
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 Local Planning Area- Madurai Corporation- Madurai East Taluk– Vandiyur Bit-2 Village S.no.29/5A & 29/5B extent 1.03Acres and 4150.00Sq.m - Planning Permission issued - forwarded for further action - Reg

Ref : 1.Applicants Thiru J Muthu and J Murugan Online application no. 49T7E0VG dated.18.02.2026.
2.Road pattern issued dated.27.04.2026.
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicants Thiru J Muthu and J Murugan .(Road and local body site Gift deed document no- 3341/2026 , dated: 22.05.2026 (TANGEDCO Gift deed document no. 3342/2026 , dated:
22.05.2026).
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: 26.05.2026 (requiring payment of Centage Fee,Devlopment fees).
13.Applicants Thiru J Muthu and J Murugan Letter, Dated: 27.05.2026 (Payment of Centage Fee, Devlopment fees, Subdivision charges).
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 Madurai District Town and Country Planning office , Madurai District ,
,Madurai Local Planning Area, Madurai Corporation- Madurai East Taluk– Vandiyur Bit-2 Village S.no.29/5A & 29/5B extent 1.03Acres and 4150.00Sq.m.

In the continuation, with reference to the 2nd cited letter, Road pattern for residential layout has been issued by the district Town and country planning office , Madurai . The
applicants has 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 by District Town and country planning Office, Madurai District L.P/M.L.P.A No.257/2026 and Planning permission No.274/2026
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 – 22 Nos
Local Body Space - 16.40 Sq.m (0.58%)

TANGEDCO Space - 14.90 Sq.m (0.52%)
Road Area - 1302.92 Sqm

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 Tamil Nilam 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. 3341/2026 (original)

Copy to:-

1. Mr.J.Muthu and J.Murugan,
T-158, VOC street,
Ellis Nagar,
Madurai-625010..

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA) TNRERA Building, No.133, G-Block, I Avenue, Anna Nagar (East), Chennai - 600 102 -1set.

3. Sub Register,
Karuppaurani Sub Register Office,
Madurai District.

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

5. Tahsildar

Madurai East, .(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.3342/2026,

(Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6225	18/02/2026
2	OSR Fee		
3	Centage Charges	8100.00	27/05/2026
4	Development Charges	6450.00	27/05/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16200.00	27/05/2026

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.