PP APPROVAL RECORD

Planning Permission

Survey 74/A1 and 9 more

Vadapalanji, Madurai West taluk

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.

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. 4W3JZQFN/SWP/2025/2026/TCP Date : 04/02/2026

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 :

1) SpecialOfficer/BlockDevelopmentofficer
(village Panchayath)
Vadapalanji Panchayat, Madurai district

2) SpecialOfficer/BlockDevelopmentofficer
(village Panchayath)
Kinnimangalam Panchayat,Madurai district

Sir/ Madam,

Sub : Partial Revised Industrial Layout – office of Assistant Director of Town and country planning –Madurai Palkalai Nager New Town Development Area- (Non SEZ) S.No- 74/A1, 74/B2, 74/B3, 75/2A, 76/A1, 76/B4, 93 - 12.79.50 Hec. Area and (SEZ) -77/5, 78, 79/1, 80/1, 2, 4, 81/1, 2, 82/5, 84/5, 85, 86, 87/1, 2, 4, 88/1, 3, 89, 90/1, 2, 3, 91/1, 2, 3, 92/1, 2A, 2B, 92/3, 101/1, 2, 3, 104, 105, 106, 107, 108/1, 2, 8, 109/1 - Vadapalanji Village- Vadapalanji Panchayat, Madurai West Taluk & S.no- 209, 210, 211- (86.46.50 Hec Area) Kinnimangalam Village - Kinnimangalam Panchayat Madurai District – ELCOT IT Park- Planning Permission already issued - This proposal revised for (Non SEZ) S.No- 74/A1, 74/B2, 74/B3, 75/2A, 76/A1, 76/B4, 93 - 12.79.50 Hec. Area Vadapalanji Village- Vadapalanji Panchayat, Madurai West Taluk, Madurai District- forwarded for further action – Reg

Ref : 1) Applicant ELCOT THROUGH SENTHIL KUMAR S, Madurai Letter. 4W3JZQFN/SWP/2025, Dated: 29.10.2025.
2) District Town and country planning Office, Madurai District Letter No. 4W3JZQFN/SWP/2025. (Partial Revised Road pattern issued on dated: 21.01.2026)
3) Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4) Applicant ELCOT THROUGH , Letter Dated: 25.01.2026
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: 27.01.2026 (Requiring payment of Development Fee and Centage Fee).
14) Applicant ELCOT THROUGH, Letter, Dated: 02.02.2026 (payment Paid of & Development Fee and Centage Fee(Paid rs/-14,89,000, Date: 17.08.2021, RTGS UTR NO-SBINR52021081737876452956894,Bracn code-912).
15) Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16) Director of Town and Country Planning, Roc.No.17659/2021/TCP1, Dated: 14.09.2021.
17) Madurai new Town Development Resolution Number – 03/2021,Dated: 20.09.2021
18) Director of Town and Country Planning, Circular Number- 14619/88/BCC, Dated: 27.04.1988
19) Director of Town and Country Planning, Circular, Roc.No.40483/90/LA1, Dated: 07.11.1992

20) Director of Town and Country Planning, Circular, Roc.No.13686/2007LA1, Dated: 08.09.2017.
21) Director of Town and Country Planning, Circular, Roc.No-2201/2017SPL Cell. Dated: 28.09.2017
22) Director of Town and Country Planning, Circular, Roc.No-7978/2012/LA1, Dated: 19.04.2012
23) Government Letter ,Housing and urban Development , Chennai Roc No.8449.4(3)/2020-2,Dated: 23.09.2020
24) Director of Town and Country Planning, Circular, Roc.No7671/2020/T(2),Date: 25.09.2020
25) Go No. 200, Housing and urban Development Department, Date: 05.08.2013
26) Go No. 181, Housing and urban Development Department, Date: 09.12.2020
27) Director of Town and Country Planning, Circular, Roc .No. 19799/2020/BO, Dated: 18.12.2020, 24.12.2020 and 08.02.2021
28) Director of Town and Country Planning, Circular, Roc.No-21834/2012/CP, Dated: 31.05.2013.
29) Director of Town and Country Planning, Circular, Roc.No-18060/2011/T, Dated: 17.02.2012
30) Assistant Director/Member Secretary (i/c), Madurai Palkalai Nager New Town Development Authority, Roc No. 2431/2021/NDTA, Date: 23.09.2021 (Planning Permission Number – 02/2021)
31) The President Vadapalanji, Panchayath, Roc No.01/2021, Date: 30.10.2021
32) The President Kinnimangalam Panchayath, Roc No.02/2021, Date: 29.10.2021
33) Director of Town and Country Planning, Chennai Letter No- 29751/2025/TCP1, Dated: 12.01.2025

With reference to the 1st Cited letter, applicant has requested for the approval of Partial revised Industrial of layout and reference to the 33 Cited (power Delegation) letter in Madurai Palkalai Nager New Town Development Area- (Non SEZ) S.No- 74/A1, 74/B2, 74/B3, 75/2A, 76/A1, 76/B4, 93 - 12.79.50 Hec. Area and (SEZ) 77/5, 78, 79/1, 80/1, 2, 4, 81/1, 2, 82/5, 84/5, 85, 86, 87/1, 2, 4, 88/1, 3, 89, 90/1, 2, 3, 91/1, 2, 3, 92/1, 2A, 2B, 92/3, 101/1, 2, 3, 104, 105, 106, 107, 108/1, 2, 8, 109/1 - Vadapalanji Village- Vadapalanji Panchayat, Madurai West Taluk & S.no- 209, 210, 211- (86.46.50 Hec Area) Kinnimangalam Village - Kinnimangalam Panchayat Madurai District – ELCOT IT Park- Planning Permission issued- This Partial proposal revised for (Non SEZ) S.No- 74/A1, 74/B2, 74/B3, 75/2A, 76/A1, 76/B4, 93 - 12.79.50 Hec. Area Vadapalanji Village- Vadapalanji Panchayat, Madurai West Taluk, Madurai District.

In the continuation, with reference to the 2nd cited letter, road pattern for Industrial layout has been issued by the district office. Hence, this Partial Revised Industrial layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as LP/P.N.T.D.A No- 02/2026 , Planning Permission No- 02 /2026 (This Partial revised of LP/P.N.T.D.A No- 02/2021 & Planning Permission No- 02/2021) enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.

This Proposal Revision

1. Total No of Plots Given – 34 Nos & GREEN STRIP-01

Details As per Approved - L.P/P.N.T.D.A No- 02/2021 & Planning Permission No- 02/2021)

I. OSR Space – Park-1- 17258.91 sqm
Park-2- 15902.41 sqm
Park-3- 7048.44 sqm
Park-4- 16401.15 sqm
Park-5- 36167.95 sqm

Total Park Area- 92778.86 sqm (10.22 %)

Non SEZ area (TNCD & BR 2019,Rule 47(8)-1%

Non SEZ area - 12.79.50 Hec (127950.00 sqm)

A. Local Body Space – 689.86 Sqm (0.54 %)
B. TANGEDCO Space – 653.67 Sqm (0.51 %)

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 Industrial 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

6. As per circular cited in 25 th, In respect of existing SEZ, the OSR area and internal roads need not be handed over to the local body, but the same would be maintained by the SEZ development only as the OSR area or road without any kind of development in the OSR land
7. With reference to the 30 the cited , mentioned all Conditions should be followed.
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, 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. Environmental Clearance To be obtained from the competent Authority:
6. As per TNCDBR-2019 the following fee and charges are collected as follows

Enclosure
Layout original map and Condition – 2 sets and

Copy to:-

1) ELCOT THROUGH SENTHIL KUMAR S,
ELCOT IT PARK, Near MKU University, Theni Main Road,
Vadapalanji, Madurai – 625021.,

2) Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
NO-133, G-BLOCK, I AVENUE, ANNA NAGER (EAST),
Chennai – 600 102- 1 set.

தமிழ்நாடு
வாய்மையே வெல்லும்

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1488900	29/10/2025
2	OSR Fee		
3	Centage Charges	12000.00	30/01/2026
4	Development Charges	1000.50	30/01/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16000.00	30/01/2026

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.