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REFERENCE
L.P/M.L.P.A.(SUB DIVISION) No.496/2026 , PP No.523/2026.

ISSUED
14 November 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.

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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. L.P/M.L.P.A.(SUB DIVISION) No.496/2026 , PP No.523/2026. Date : 14/11/2026

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 Block Development Officer (VP),
Vadakarai Panchayat/ Village,
Thirumangalam Panchayat Union,
Thirumangalam Taluk,
Madurai District.

Sir/ Madam,

Sub : Sub division - Office of the District Town and Country Planning– Madurai District – Thirumangalam Taluk – Thirumangalam Panchayat Union- Vadakarai Panchayat/ Village - S.nos: 200/113 - Extent of 10.00 Cents (405.00 Sq.m) –Application received for Sub division approval- Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Mr.B.RAMESH, Online application number: A4IW04Y3, dated: 24.07.2026.

2. Member Secretary, District Town and country planning Office, Madurai District, OSR Fees demand and Road pattern approved, online
Letter No: A4IW04Y3, dated: 04.11.2026.

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

4. G.O.138, Housing and Urban Development Department, dated: 04.06.2004

5. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.

6. 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.

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

9. 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 through online Letter No. WPTLSYI0, dated: 12.11.2026 (Requiring payment of Centage Fee & Development
Fee)

13. Applicant Mr.B.RAMESH Payment of Centage Fee, Development Fee, dated:12.11.2026.

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

15. G.O.(Ms).191, Housing and Urban Development UD4(2) Department, dated 05.12.2025.

With reference to the 1st cited letter, applicant has requested for the approval of Sub division in Madurai District - Thirumangalam Taluk –
Thirumangalam Panchayat Union- Vadakarai Panchayat/ Village- S.nos: 200/113- Extent of 10.00 Cents (405.0 Sq.m).

In continuation with reference 2nd cited letter, OSR charges called for Sub division has been issued by the Member Secretary/Assistant
Director(i/c), District Town and Country Planning Office, Madurai District. Further the applicant Mr.B.RAMESH, has paid OSR charge on
05.11.2026. Hence, Technical Clearance has been given for the Sub division approval with below mentioned conditions.
As per Reference No.15th ref cited, the subject site falls under the Residential Use Zone in the Madurai Master Plan

1. As per the condition, Technical Clearance has been given for the Sub division approval and the approved number issued as L.P/M.L.P.A.(
SUB DIVISION) No.496/2026 and Planning Permission No.523/2026.

2. in digitally signed Sub division approval drawing. The Technical Clearance issued Sub division approval drawing are herewith forwarded
to the Local body for further action.

3. The local body shall accord permission/approval duly following the rules/regulations issued from time to time under the respective Act
provisions and also after collecting requisite fees/charges as applicable

4. After final approval in the local body, it is requested to send the approved Sub division map to the concerned sub-registrars of registration department and Survey & land records department for information and appropriate action.

5. As per circular cited 11th reference, it is requested to send the proceeding orders and maps to the concerned Thasildhar for updation in
Tamil Nilam website
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through e-mail.

7. The local body may issue the final order, only after confirming that the applicant applied for Bulk sub-division

Special Conditions:

1. (a) With reference to the 6th cited and 8th cited Government orders, if the located site lies in the Municipal/ Corporation areas: After
collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants,
the final approved Sub division 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: Local body shall collect the necessary fees and issue the final approved Sub division sketch,
permit of planning authority along with the permit of local body to the applicant (s) directly and also after ensuring that the applicant lays tar
roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, providing of necessary street
lights etc., as per the standards specified by the local body

2. 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.

3. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planning area rule 3 it has been
requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as
Land conversion charges, before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27
Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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). If 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 details of collected fee and charges are attached.

Sub division conditions:

1. The plots shown in approved Sub division plan should be used only for the construction of residential houses. Also, only in those places
where the change in plot land use is requested for the developments mentioned in Residential use zone as per TNCDBR - 2019 should be
allowed by the local body only after obtaining the prior concurrence of the town and country department.

2. If a low tension / high tension power line / telegraph line is passed through the plots, the line should be shifted to the edge of the road
or as shown on the approved Sub division Plan.

3. The applicant must obtain final approval regarding the plots from the concerned Local Body. Also, before constructing any buildings in
the plots, the applicant should be obtained necessary permission from the Town and Country Planning department or the Local Body Office
concerned.

4. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any
problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate /
Acknowledgement.
5. Once the applicant receives the approval of the Sub division plan from the District Town and country planning office, the approved Sub
division plan shall be permanently displayed at the entrance of the Sub division without any change and complete details for public view
through a 60cm x 120cm permanent display board along with the details of resolution number and date of the Sub division.
6. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that
no right can be asserted on the ground that Sub division has been approved where there is no actual title to the

land.

7. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if
there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the Sub division will be cancelled by the District Town and Country Planning department without any prior notice.

8. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily
provided to the purchasers while the plots are sold.

Allotment details of approved Sub division plan:
a. Site Extent: of 10.00 Cents (405.00 Sq.m)
b. Total No of Plots: 01
OSR area – 45 sq.m – OSR amount paid by applicant

Copy To:
1) Mr.B.RAMESH,
D.NO. 215A SUNDRA MAHALINGAM RICE MILL,
VIRUDHUNAGAR ROAD,
THIRUMANGALAM,
MADURAI – 625706.

2) Assistant Director,
Survey Land and Records,
Colectorate Campus, Madurai District. 1 set.
3) Sub Register,
Thirumangalam Sub Register Office,
Madurai District.
4) The Chairman
Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102.
5) The Tahsildar
Thirumangalam Taluk. (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.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	608	24/07/2026
2	OSR Fee		
3	Centage Charges	900.00	12/11/2026
4	Development Charges	645.00	12/11/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1200.00	12/11/2026

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

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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.