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REFERENCE
2/2023-2024

ISSUED
01 March 2024

PP APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

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. 15932/2023/SWP- JKHQ45L/2023/TCP Date : 10/11/2023

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 :

Panchayat President,
Puliyankulam Panchayat,
Thirupparankundram Panchayat Union,
Madurai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Madurai Local Planning Authority – Comprised in S.Nos. 16/3B5, 16/4A, 16/4B1 & 16/4B2 of 2.315Acde (9500.00Sqm) Puliankulam Panchayat/Village, Thiruparankundram Panchayat Union, Madurai South Taluk, Madurai District - Planning Permission issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr.J.Ragunandan, Madurai, Letter, Dated: 20.09.2023.
2.The Assistant Director of Town and Country Planning, Roc No. 15932/2023/SWP- JKHQ45L,
(Road Pattern issued on dated: 16.10.2023).

3.Circular from the Director of Town and Country Planning, Roc.No. 19799/2020, Dated: 24.12.2020
4.Applicants Mr.J.Ragunandan, Madurai, Letter Dated: 07.11.2023. (Road and local body site Gift deed document no. 3518/2023 dated: 06.11.2023,
TANGEDCO Gift deed document no. 3519/2023 dated: 06.11.2023).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
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
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: 16.10.2023 & 10.11.2023 (requiring payment of OSR fee & Centage Fee, Devlopment fees).
13.Applicants Mr.J.Ragunandan, Madurai, Letter, Dated: 07.11. 2023 & 10.11.2023.(Payment of Centage Fee & Development fees,).
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 Local Planning Authority - Comprised in
S.Nos. 16/3B5, 16/4A, 16/4B1 & 16/4B2 of 2.315Acde (9500.00Sqm) Puliankulam Panchayat/Village, Thiruparankundram Panchayat Union, Madurai
South Taluk, Madurai District - Planning Permission issued - forwarded for further action - Reg.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director of Town and
Country Planning, Madurai on 16.10.2023. Further the applicant Mr.J.Ragunandan, Madurai, has gift Road and Road and local body site Gift deed
document no. 3518/2023 dated: 06.11.2023, TANGEDCO Gift deed document no. 3519/2023 dated: 06.11.2023. 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 L.P/M.L.P.A.
No: 354/2023, Planning Permission No. 364/2023 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 – 37 Nos
Local Body Space - 46.96 Sq.m (0.69%)
TANGEDCO Space - 43.30 Sq.m (0.64%)
Proposed Road Area - 2739.77 Sq.m
OSR Space - As per Case – 1V, Guideline value for the extent of 677.00Sq.m had been paid by applicant through online.
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.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 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:
Enclosure
Layout original map and Condition – 2 sets and
Gift deed Local Body Document No. 3518/2023 dated: 06.11.2023) (original)

Copy to:-

1. Mr.J.Ragunandan,
S/o Jeyakodi, Door No. 3(2), 1st Street,
Alagar Nagar, K.Pudur, Madurai North,
Madurai - 625 007.

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,
Samanatham Sub Register Office,
Madurai District.

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

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

6. Supiendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB, K.Pudur,
Madurai District. 1 set and gift deed Document No. 3519/2023 dated: 06.11.2023 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14250	20/09/2023
2	OSR Fee	1095152	07/11/2023
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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.