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. QOKWTVBB/SWP/2025/2026/TCP Date : 27/03/2026

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 – Assistant Director of Town and country planning –Madurai Local Planning Area- T.S.Nos:61,62- Block-24, Ward-19, Sathamangalam Village- Madurai North Taluk – Madurai Corporation-Madurai District - 1.17Acres (4746.16Sq.m) - Planning Permission issued - forwarded for further action – Reg.

Ref : 1) Applicant Mr. The Executive Engineer, TNHB AND VAIGAI A BLOCK KUDIIRUPOR NALASANGAM, Madurai, Letter. QOKWTVBB/SWP/2025, Dated: 15.09.2025.

2) District Town and country planning Office, Madurai District Letter No. QOKWTVBB /SWP/2025. (Road pattern issued on dated 17.11.2025.)

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

4) Applicant Mr. The Executive Engineer, TNHB AND VAIGAI A BLOCK KUDIIRUPOR NALASANGAM, Madurai, Letter Dated: 11.12.2025
(Local body Gift deed document no. 3047/2025 dated: 02.12.2025, and TANGENDCO Gift deed document no. 3048/2025 dated: 2.12.2025

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: 15.12.2025 (Requiring payment of Development Fee and Centage Fee).

14) Applicant Mr. The Executive Engineer, TNHB AND VAIGAI A BLOCK KUDIIRUPOR NALASANGAM, Madurai, Letter, Dated: 15.12.2025 (
payment Paid of Development Fee and Centage Fee).

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

16) Vaigai A Block Kudiyirupor nalasangam Resolution dated on:10.09.2025.

17) The Executive engineer & Administration Officer, Madurai Housing board letter no:Sur/002112/2025, date-25.10.2025.

18) The Assistant Director, District town and country planning, Madurai, Letter Na.ga.No-4262/2024/Mathi5, Date-7.10.2025

19) The Director, Town and Country Planning department, letter Na.ga.No-7642/2025/TCP1, Date-18.06.2025

20) Madras High Court Madurai Bench court case no:WP(MD) No.9371 of 2025, dated on 21.4.2025.

21) 61th Empowered Committee dated on 23.09.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in T.S.Nos:61,62, Block-24, Ward-19,
Sathamangalam Village, Madurai North Taluk, Madurai Corporation, Madurai District, to an extent of 1.17Acres (4746.16Sq.m).

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the district office.
Further the Applicant Mr. The Executive Engineer, TNHB AND VAIGAI A BLOCK KUDIIRUPOR NALASANGAM,
Madurai, have gift deed the road, road splay has been handed over to the Local body and TANGENDCO. Hence, this layout has been
approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P/M.L.P.A No: 273/2025 and Planning Permission:
301/2025 (This is Revises already issued L.P/M...(MM).....No:126/83) enclosed with 2 set of original maps and gift deeded documents has been
forwarded with it for further action.

i. Total No of Plots Given – 4 nos
ii. Local Body Space – 26.76Sq.m (0.58%)
iii. TANGEDCO Space – 25.78 Sq.m (0.56%)
iv.Road area – 168.80 Sqm
v. Park - 491.55Sq.m(10.74%)

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 12th, 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 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 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.On behalf of the Vaigai A Block Residents Welfare Association, the President, Secretary, and Treasurer have submitted an application to the Assistant Executive Engineer, Tamil Nadu
Housing Board. They stated that the buildings for Block Nos. 15, 16, 17, 18, and 19 were constructed 40 years ago and are now structurally weak and collapsing in places, posing a
danger to their lives and safety. Therefore, they requested the allotment of the Undivided share (UDS) of their blocks to facilitate the demolition of the old buildings and the
construction of new ones.

Following this, for the full utilization of the approved layout L.P/M.(MM) 126/83, they requested permission for a revised layout, citing the following reasons:

Since the Vaigai residential buildings constructed by the Tamil Nadu Housing Board are 40 years old and damaged, they intend to demolish and rebuild them.

The layout includes approvals for shops, a nursery school, a park, and residential allotments.

The primary school and allotments have remained unused for approximately 40 years, resulting in overgrowth of bushes, which makes it unsafe for Vaigai Colony residents.

Since all existing residences are to be demolished, they have given full consent to reconfigure the primary school allotment for use.

Additionally, 793 sq.m. was allocated for a nursery school in the approved layout.

The current access to this area is only a 4.5m wide public path.

However, according to current TNCDBR 2019 rules, a school requires a approach road width of 7.0m.

Therefore, they proposed relocating this area to about a new 7.0m wide road while maintaining the same area for the nursery school allotment.

They proposed shifting the park allotment, which is currently behind the existing structures, to the 12.00m wide road that serves as the access road for the layout.

The layout contains a total of 6 blocks of houses and their respective land areas, which were divided and provided to the beneficiaries.

According to the approved layout, all areas except the nursery school, park, and shops are held in common without division.

They requested the Tamil Nadu Housing Board's recommendation to obtain approval for a revised map that allocates areas according to the layout, increases the road width to 7.0m,
and allows the Vaigi A Block residential beneficiaries to use the land commonly without division.

Regarding this application, the Executive Engineer and Administrative Officer, Madurai Housing Unit, stated that the 36 apartments in Vaigai residences from A14 to A19 were already
sold by the Board, and maintenance is handled by the residents. As these apartments are dilapidated and uninhabitable, and since the Board has already issued sale deeds, the Board
has no objection to the 36 allottees jointly demolishing Vaigai residences A14 to A19 and constructing new apartments. This is provided there is no change in the public purpose
allotments or residential areas as per the previously approved layout.

An application was made by the 36 allottees seeking permission to construct a multi-storey residential building on their undivided land.

Following this, the office sent a letter (No. 4262/2024/Mathi 5, dated 24.12.2024) to the Vaigai Residents Welfare Association, the Executive Engineer of TNHB, and the Commissioner
of Madurai Corporation requesting details. The Executive Engineer of TNHB replied that after examining office files and encumbrance certificates from 1975 to 2024, it was found that
the land allocated for the park had not been officially handed over to the Madurai Corporation via a gift deed.

Subsequently, the Vaigai A Block Residents Welfare Association (owning a UDS Area of 2727.16 sq.m.) and the Executive Engineer of TNHB (owning the remaining area) jointly
submitted an online application (No. QOKWTVBB/SWP/2025/TCP) for a revised layout on 15.09.2025.

During the review, it was noted that in the government-approved Madichiam Detailed Development Plan Part-2, the layout was designated for residential, commercial, nursery
school, and park use. The petitioners filed a case in the Madras High Court, Madurai Bench (W.P. (MD) No. 9371 of 2025) to release the land under section 38 of Tamil nadu Town and
Country Planning act 1971.

On 21.04.2025, the Court order received as follows:

"In the said circumstances, this Court finds that the petitioner is entitled to the relief as prayed for. Accordingly, the Writ Petition is allowed and the reservation made in respect of the
petitioner's land in S.No. 61 is declared as lapsed in the light of Section 38 of the Tamil Nadu Town and Country Planning Act, 1971..."

Government Advocate Mr. Thilakkumar, Madurai, provided a legal opinion (No. GP/LO/3026/2025, dated 15.07.2025) stating that this is NOT A FIT CASE for filing a Writ Appeal
against the order dated 21.04.2025.

Consequently, via office letter (No. 4262/2024/Mathi 5, dated 24.09.2025), an order was issued to release the land located in S.No. 61, Ward-19, Block 24, Sathamangalam Village,
Madurai North Taluk, within the Madichiam Detailed Development Plan Part-II.

Since the petitioner's site is located in a residential zone according to the approved Madurai Master Plan 2044, the Madichiam Detailed Development Plan 2 was quashed/rendered
invalid (TNCDBR-2019 RULE NO:16(3)-Where for an area both Master Plan and Detailed Development Plan are sanctioned, the designated use shall be as shown in the latest
development Plan. And also Rule no:16(5) -Provided that if the layout plan was approved prior to 5.8.1975 in

case of Chennai Metropolitan Area and prior to the date on which the
publication of notification of Master Plan in the Tamil Nadu Government Gazette for rest of the State, the higher order land use zoning of Master Plan or Detailed Development Plan
shall be applicable for the plot.). Therefore, the application for the revised layout was considered, and approval was granted with the park allocation modified to be not less than 10%
as per TNCDBR 2019 rules.

Hence the concerned local body could proceed with final approval for the revised layout with the aforementioned details.

6.As per TNCDBR-2019 the following fee and charges are collected as follows:
Local body Gift deed document no. 3047/2025
TANGENDCO Gift deed document no. 3048/2025.
Enclosure
Layout original map and Condition and
Gift deed Local body document no. 3047/2025 (original)

Copy to:-

1. The Executive Engineer, TNHB AND VAIGAI A BLOCK KUDIIRUPOR NALASANGAM,
VAIGAI APARTMENT ENTRANCE,
ANNANAGAR,
MADURAI-625020

2. Tamil Nadu Real Estate Regulatory Authority,(TNRERA)
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008- 1 set.

3. The Sub Register,
Tallakulam Sub Register Office,
Madurai District.

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

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

6. Superintendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB,
Madurai District. (1 set and gift deed Document No: 3048/2025

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7119	15/09/2025
2	OSR Fee		
3	Centage Charges	3000.00	15/12/2025
4	Development Charges	7500.00	15/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	6000.00	15/12/2025

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

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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

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Services we run for you
/services

The LandLens suite
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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.