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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.

**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 Kudiirupor 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 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 Vaigai 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

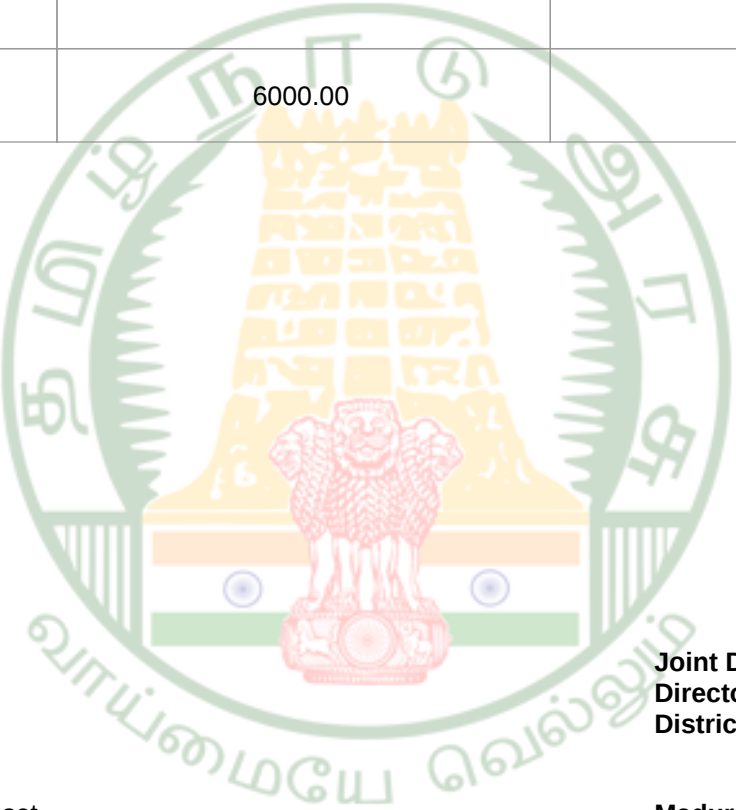
Layout original map and Condition and

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,  
Collectorate 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

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

