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REFERENCE
L.P/M.L.P.A.(SUB DIVISION) No. 326 / 2026 and Planning Permission No. 348 / 2026

ISSUED
03 July 2026

PP APPROVAL RECORD

Planning Permission

Survey 59/5B2A and 2 more

Milagaranai, Madurai North 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.

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DIGITALLY VERIFIED 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. L.P/M.L.P.A.(SUB DIVISION) No. 326 / 2026 and Planning Date : 03/07/2026

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 : Subdivision – Office of the District Town and Country Planning – Madurai District – Madurai North Taluk – Madurai Corporation - Milagaranai Village - S.nos: 59/5B2A, 59/5B2C, 60/3A4A – Site Extent of 1117.00Sqm – Application received for Subdivision approval – Planning Permission issued – forwarded for further action - Reg.

Ref : 1. Applicants M Syed Khan Mohamed, Online application number: T24YEBZ7, dated:05.06.2026..

2. Assistant Director/Member Secretary(i/c), District Town and country planning Office, Madurai District, OSR Fees demand, online Letter No: T24YEBZ7, dated: 02.07.2026.

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:04.02.2019andG.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. T24YEBZ7, dated:03.07.2026 (Requiring payment of Centage Fee& Development Fee)

13. Applicant M Syed Khan Mohamed, Payment of Centage Fee, Development Fee, dated:03.07.2026.

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

With reference to the1st cited letter, applicant has requested for the approval of Subdivision in Madurai District, Madurai North Taluk, Madurai Corporation, Milagaranai Village, S.nos: 59/5B2A, 59/5B2C, 60/3A4A, Site Extent

of 1117.00Sqm

In continuation with reference 2nd cited letter, OSR charges called for Subdivision has been issued by the Assistant Director/Member Secretary(i/c), District Town and Country Planning Office, Madurai District. Further the applicant M Syed Khan Mohamed has paid OSR charge on 02.07.2026. Hence, Planning Permission has been given for the Subdivision approval with below mentioned conditions.

1. As per the condition, Planning Permission has been given for the Subdivision approval and the approved number issued as L.P/M.L.P.A.(SUB DIVISION) No. 326 / 2026 and Planning Permission No. 348 / 2026.

2. Indigitally signed Subdivision approval drawing. The Planning Permission issued Subdivision approval drawing are here with 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 the approved Subdivision 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 send the proceeding order sand 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 streetlights from the applicants, the final approved Subdivision 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 Subdivision 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) Act2016. 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 maybe, 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. According to the Circular No.12544/14/CBdated:04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting Planning Permission 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, giftdeed, 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 right s 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.

4. As per TNCDBR-2019 the details of collected fee and charges are attached.

Sub division conditions:

1. The plots shown in approved Subdivision 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 copyof certificate / Acknowledgement.
5. Once the applicant receives the approval of the Subdivision plan from the District Town and country planning office, the approved Sub division plan shall be permanently displayed at the entrance of the Subdivision with out any change and complete details for public view through a 60cmx120cm 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 : 1117.00Sqm
b. Total No of Plots : 06
OSR amount paid by applicant

Copy To:
1) M Syed Khan Mohamed,
B4, 6th Floor, Max Towers,
Vilangudi, Madurai - 625018

2) Assistant Director,
Survey Land and Records,
Collectorate Campus, Madurai District.

3) Sub Register,
Podumbu Sub Register Office, Madurai District.

4) The Chairman
Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
NO-133, G-BLOCK, I AVENUE, ANNA NAGER (EAST),
Chennai – 600 102

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1676	05/06/2026
2	OSR Fee		
3	Centage Charges	3000.00	03/07/2026
4	Development Charges	2250.00	03/07/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	6000.00	03/07/2026

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
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OMR Thoraipakkam,
Chennai 600 097, India
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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.