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. WXB7N8VP/2026/TCP Date : 22/07/2026

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 :

Special Officer/Block Development officer (village Panchayath)
Sakkimangalam Panchayat,
Madurai district

Sir/ Madam,

Sub : Industrial Layout (SIDCO)– Assistant Director of Town and country planning –Madurai Local Planning Area- S.Nos: 43/234,231- Sakkimangalam Bit-2 Village- Sakkimangalam Panchayat –Madurai East Panchayat union- Madurai East Taluk -Madurai District –Extent-31.90 Acres (129100.00Sq.m)- Planning Permission issued - forwarded for further action – Reg.

Ref : 1) Applicant The Branch Manager, TAMIL NADU SMALL INDUSTRIES DEVELOPMENT CORPORATION Ltd, Madurai, Letter no: WXB7N8VP Dated: 22.08.2025.
2) District Town and country planning Office, Madurai District Letter No. WXB7N8VP (Road pattern issued on dated 06.02.2026.)
3) Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4) Applicant The Branch Manager, TAMIL NADU SMALL INDUSTRIES DEVELOPMENT CORPORATION Ltd, Madurai, Letter Dated: 23.02.2026 (Local body area - 511.56sq. Gift deed document no. 4568/2025 dated: 28.07.2025, Remaining area of Local body of 18.95sq.m should be gifted to Local body before issuing final order from the concern Local body.
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: 24.02.2026 ,16.3.2026 (Requiring payment of Development Fee and Centage Fee).
14) Applicant The Branch Manager, TAMIL NADU SMALL INDUSTRIES DEVELOPMENT CORPORATION Ltd, Madurai, Letter, Dated: 16.3.2026,22.7.2026 (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) G.O.157, Housing and Urban Development Department, Dated: 28.08.2017.
17) G.O.(2D).No.146, Housing and Urban Development (UD4(3), dated on 15.03.2024
18) The District Collector, Note order Roc.No. WXB7N8VP dated on 12.2.2026
19) 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 Industrial Layout (SIDCO) in S.Nos: 43/234,231, Sakkimangalam Bit-2 Village, Sakkimangalam Panchayat, Madurai East Panchayat union, Madurai East Taluk, Madurai District, to an Extent of 31.90 Acres (129100.00Sq.m).

1) In the continuation, with reference to the 2nd cited letter, road pattern for Industrial layout has been issued by the district office. Further the Applicant The Branch Manager, TAMIL NADU SMALL INDUSTRIES DEVELOPMENT CORPORATION Ltd, Madurai, have gift deed the Local body area is 511.56sq.m has been handed over to the Local body and Remaining Local body area is 18.95sq.m should be gifted to Local body before issuing final order from the concern Local body.

Hence, this Industrial layout has been approved with below conditions.

As per Reference No.19th ref cited, the subject site falls under the Industrial Use Zone in the Madurai Master Plan.

1. As per the condition, the layout has been approved and approved number issued as L.P/M.L.P.A No: 347/2026 and Planning Permission: 368/2026 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 – 111 nos+Owner use+Commercial use-2nos
ii. Local Body Space – 511.56Sq.m + 18.95sq.m should be gifted to Local body before getting final approval(0.51%)
iii. TANGEDCO Space – 550.00Sq.m (0.53%)
iv. Road area – 24972.91 sq.m

v. Park-1 2011.25Sq.m
Park-2- 7725.11sq.m
Park-3 - 883.20 sq.m
Total - 10619.56 sq.m (10.19%)

2. Remaining Local body area is 18.95sq.m should be gifted to Local body before issuing final order from the concern Local body.

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 industrial 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

6.As per circular cited in 17 th, In respect of Industrial layout' OSR area and internal roads need not be handed over to the local body, but the same would be maintained by the SIDCO only as the OSR area or road without any kind of development in the OSR land

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 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 and
1) Gift deed Local body document no. 4568 2025 and Remaining Local body area is 18.95sq.m should be gifted to Local body before issuing final order from the concern Local body.

Copy to:-

1. THE BRANCH MANAGER SIDCO,
TAMIL NADU SMALL INDUSTRIES DEVELOPMENT,
MADURAI-625007.

2. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
NO-133, G-BLOCK, I AVENUE, ANNA NAGER(EAST),
Chennai – 600 102- 1 set.

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

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

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

6. Superintendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB,
Madurai District.(Gift deed document no. 4568 2025)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	193650	22/08/2025
2	OSR Fee		
3	Centage Charges	36000.00	17/07/2026
4	Development Charges	298925.00	17/07/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	48000.00	17/07/2026

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

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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.