Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: SWP/PNEV2PY7/2026/2026/TCP

Date: 4/7/26 9:45 AM

From:

Village Panchayat

Petchikulam

To :

Mr.S.Murugesan and Mrs.M.Ayyammal,
Door No.Boothakudi,
Madurai North Taluk,
Madurai-625 017.

Online Application Number: PNEV2PY7

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and country planning – S.No. 28/2C,28/2D - at 96.40 Cent (3900.00sqm) –
Melapanangadi Village - Petchikulam Panchayath - Madurai West Panchayat Union – Madurai North Taluk – Madurai District -
Planning Permission issued -Lout Approved

Ref :

1. Applicant Mr.S.Murugesan and Mrs.M.Ayyammal Online Application No.SWP/PNEV2PY7/2026, Dated:03.01.2026.
2. District Town and Country Planning Office, Madurai District, Road Pattern Issued on dated:10.03.2026.
3. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
4. Applicant Mr.S.Murugesan and Mrs.M.Ayyammal Letter dated Gift deed (Local Body) document no.2032/2026
dated.12.03.2026, and (TANGEDCO) document no.2033/2026, dated:
12.03.2026 .
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 16.07.2022.

9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14. Demand payment Request letter dated 16.03.2026 (Requiring payment of Centage ,Subdivision and Development Charge)

Body:

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential layout in Madurai District,
Madurai North Taluk, Madurai West Panchayat
Union, Melapanangadi Village, Petchikulam Panchayath, S.No.28/2C,28/2D - at 96.40 Cent (3900.00 sqm).
In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the
Assistant Director / Member Secretary (i/c), Madurai
District Town and Country Planning on 10.03.2026. Further the applicant has submitted gift deed of road and road splay areas by
handing over to the local body on 12.03.2026.
Hence, this residential layout is given approval with following conditions.
1. As per the condition, the layout has been approved and approved number is issued as LP/MLPA/No.149/2026 and Panning
Permission No.158/2026 and 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 – 23 nos
ii. Local Body Space – 17.39Sq.m (0.64%)
iii. TANGEDCO Space – 7.45Sq.m (0.69%)
iv. Road area – 1288.025Sq.m
2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office
immediately.
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 having receipt of maps and proceeding orders.
5. As per circular in 13thcited, 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 [TNCDBR-2019, Rule No. 47(11)], 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 applicants 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 10thcited and 11thcited letter, the concern local body must issue the final approval after transfer of
earmarked road, park areas 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, is 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

1.Layout Original Map and Condition - 2 sets and
Gift deed document no.2032/2026 dated.12.03.2026
Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. 1 Set
2. Sub-Register,
Podumbu Register Office,
Madurai District. 1 Set
3. Assistant Director,
Survey Land Records, Madurai. 1 Set
4. Thasildar,
Madurai North Taluk, Madurai District. 1 Set
5.Superintendent Engineer,(PRO) Superintendent of Engineer Office,
Madurai TNEB, K.Pudur,
Madurai District. 1 set and gift deed Document No:2033/2026 dated:12.03.2026

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2026.04.07 09:45:41

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.