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: 37/2025 Date: 5/2/25 12:42 PM

From:

Executive officer

4-1/66,Ward No.4. North Street, Alanganallur,Alanganallur,Vadipatti(Tk),Madurai (Dt),625501

To :

Mr. Kannan,
T/P. Mukkan, Vivekananda Street .
Tilak Nagar. Thiruppalai
Madurai.

Online Application Number: BBMF7Z0S

Sir/ Madam,

Sub :

Land Division Approval- Alanganallur townpanchayath- Alanganallur Village Survey No. 323/2A, 323/2B, 323/3A, 323/3B, 323/3C, 323/3D, 323/4 323/5A, 323/5B, 323/6 and 323/7A. The proposed residential subdivision has been approved for the site located in the residential subdivision covering an area of 2.36 acres (9550 sq m) - Proposed roads - The land allocated to the local government has been registered and the roads have been handed over. Madurai Town and country Planning Department Assistant Director - Technical approval given to the plot map - Final approval and commissioning of the plot - Regarding.

Ref :

1)Assistant Director, District Town and Country Planning Department's letter No. 33231/2024/BBMF7ZOS /2024 /SWP/2024/TCP dated 16.10.2024.
2)M.V./M.N.U.A (Madurai District) No. 84/2024.
3) Mr.Kannan, D/P. Mukkan, Vivekananda Street. Tilak Nagar.ThiruppalaiMadurai. Application of.
4) Road inspection report of the Head of the Chemistry Department, Thiagarajar Engineering College.
5) Valuation report of the Junior Engineer, Vadipatti
6) Alanganallur Municipal Council Resolution No. 413/2025
7) Related documents

Body:

Alanganallur Village Survey Nos. 323/2A, 323/2B, 323/3A, 323/3B, 323/3C, 323/3D, 323/43, 323/5A, 323/5B, 323/6 and 323/7A measuring 2.36 acres (9550 sq m) in area.The letter and map of the Assistant Director of the Madurai District Urban Planning Department, Kanum, regarding the technical approval for the proposed residential plot, as per the 1st and 2nd views, have been received by this office through the website.

Allotment should be made as per Rule 47(6) of Government Order No. 18 N.D.(M)K.V.(N.P.1) dated 04.02.2019 and as per Director of Town and Country Planning Circular No. 4367/2019/PA2 dated 05.02.2020 Case 4.The petitioner has paid the guide assessment amount for the above park allotment area. As per alanganallur Sub-Registrar Document No. 4150/2024, it has been donated to the Alanganallur for road and local government use.
All the roads to the west have been paved by the landowner. The quality certificate for the road to the west has been obtained from the Head of the Chemistry Department of Thiagarajar College of Engineering.As per the letter of the Alanganallur Registrar, the land transfer fee of Rs.39,100/- was paid by the petitioner under the appropriate title as per IFHRMS challan no.20250326011828.

An estimate has been obtained from the Junior Engineer of the Vadipatti Municipal Corporation to construct a road, drainage and water pipeline for the plot. The petitioner has constructed the basic facilities of road, rainwater drainage and so on in the plot.The petitioner has paid an estimated amount of Rs. 2,30,000/- for the construction of the drinking water pipeline.

Survey fee, inspection fee, vacancy tax, security deposit, development fee and final approval fee of the land division, Rs. 1219060/- has been recovered from the petitioner through online portal e-money transaction.Alanganallur Village Survey No. 323/2A,323/2B,323/3A,323/3B,323/3C,323/3D,323/4323/5A, 323/5B,323/6 and 323/7A measuring 2.36 acres (9550 sq m) in area.

The final approval is hereby granted to 53 plots only subject to the following conditions, in accordance with the plan of M.V./M.N.U.A. (Madurai District) No. 84/2024.

Conditions:-

1. Land ownership is not confirmed by giving in-principle approval. .Before granting in-principle approval, it is only being seen whether there is a way to prepare a land division map as per the government order based on the land title documents received and grant in-principle approval.Any person wishing to transfer property must separately verify ownership of the property.If any other individual claims on it, they can file a petition through the appropriate court. Alanganallur Town Panchayat is not the appropriate department to decide on land ownership
2. Buildings located on plots shall not be considered as regularized.
3. No change shall be made to the plot plan approved by the Local Planning Commission Office without the permission of this office.
.4. The Open Space Area (OSRA) area should be fenced and handed over to the Town Panchayat.
5.No changes to the dimensions of the plot, general allotment dimensions, or further subdivision of the plot, contrary to the plan approved by the Town and Country Planning Department, shall be made for any reason without the prior approval of the Town and Country Planning Department.
6.The corners of plots located at the intersection of two roads should be laid out in the SPLAY direction as shown on the approved plan.
7. Any land shown on the approved plan, other than those selected for public purposes, shall be used only for the construction of residential houses.Furthermore, only those specified in the Residential Use section of the TNCDBR 2019 are permitted in places where a change of land use is requested.
8. If there is a low voltage / high voltage electric wire / cable line running through the plot, the petitioner must repair it at his own expense.
9. The hollow area in the plot should be raised to street level.
10. On all streets exceeding 7.2 meters wide, shade trees shall be planted within 1.00 meters of the road boundary, not more than 9.00 meters apart.
11. The petitioner must obtain permission from the Alanganallur Town Panchayat for each building before constructing the buildings on the land in the plot.
12. If any complaints are received from the public, including public roads, in this plot, they must rectify them themselves.
13. The responsibility for proper maintenance of the road constructed by the applicant for five years or until 60 percent of the plots are developed lies with the plot applicant/plot owner.
14. If the unit applicant/unit owner fails to carry out the maintenance work during the

maintenance period, the above work will be carried out by the local government and the amount for the same will be collected from the unit owner.

15. It is informed that the approval of the land division will be subject to the local government financial audit for the year 2025-2026 and if any audit impediment is created through it, the compensation amount for that will be collected from the petitioner.

16. If there are any court cases regarding the location of the land in the subdivision, this order will automatically be cancelled.

17. To install electric poles and street lights in the plot, an estimate must be obtained from the Electricity Board, the amount must be paid, and the receipt must be submitted to the townpanchayath.

Executive officer

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.