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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026-27 **Date:** 9/28/26 5:29 PM

From:

Village Panchayat

THIRALI

To :

MOHAMED IMRAN KHAN S and MOHAMED SALIK S
DOOR NO: 56/57, KODIMARA STREET, THIRUMANGALAM,
MADURAI,Thirumangalam,Thirumangalam,Madurai,625706

Online Application Number: PFGZ11SA

Sir/ Madam,

Sub :

Rural Development and Panchayat Raj Department – Thirali Bit–I Village Panchayat – Thirumangalam Panchayat Union – Thirumangalam Taluk – Madurai District – Residential Layout in S.Nos.13/3, 13/4A and 13/4B measuring 1.7540 Acres (7100.00 Sq.m.) – DTCP Planning Permission L.P./D.T.C.P. (Madurai District) No.44/2026 – Final approval by Local Body

Ref :

Application of Thiru. S. Mohamed Imran Khan and Thiru. S. Mohamed Salik, Madurai, dated 08.04.2026.
District Town and Country Planning Office, Madurai District – Road Pattern issued on 03.06.2026.
DTCP Planning Permission L.P./D.T.C.P. (Madurai District) No.44/2026.
Local Body Gift Deed Document No.5150/2025 dated 08.06.2026.
TANGEDCO Gift Deed Document No.5151/2025 dated 08.06.2026.
District Town and Country Planning Office proceedings dated 03.09.2026.
Other Government Orders / Circulars referred to in the above DTCP proceedings.

Body:

The residential layout proposed by Thiru. S. Mohamed Imran Khan and Thiru. S. Mohamed Salik, in S.Nos.13/3, 13/4A and 13/4B, measuring a total extent of 1.7540 Acres (7100.00 Sq.m.), situated at Thirali Bit–I Village, Thirumangalam Panchayat Union, Thirumangalam Taluk, Madurai District, has been accorded planning permission by the District Town and Country

Planning Department vide L.P./D.T.C.P. (Madurai District) No.44/2026.

The DTCP proceedings state that the road pattern was issued on 03.06.2026 and that the road, road splay and park areas have been gifted to the Local Body, with the relevant gift deed documents dated 08.06.2026.

The approved layout consists of:

Total extent: 1.7540 Acres / 7100.00 Sq.m.
Total number of plots: 49
Local Body Space: 23.94 Sq.m. (0.52%)
TANGEDCO Space: 23.88 Sq.m. (0.52%)
Road Area: 2512.59 Sq.m.

Accordingly, final approval is hereby accorded by Thirali Bit–I Village Panchayat for the above residential layout, subject to the approved DTCP plan and the following conditions.

CONDITIONS
The layout shall be developed strictly in accordance with the approved layout plan bearing L.P./D.T.C.P. (Madurai District) No.44/2026.
The roads, road splay, park areas and other earmarked areas shall remain available for the purposes for which they have been approved and gifted to the concerned Local Body / department as applicable.
The applicant shall provide tar roads and other required amenities, including storm-water drains, water-supply facilities by constructing the required OHT, street lights and other infrastructure, in accordance with the standards prescribed by the Local Body.
The final layout shall be implemented only after ensuring compliance with the conditions imposed by the District Town and Country Planning Department.
The applicant shall comply with the requirements applicable under the Tamil Nadu Real Estate (Regulation and Development) Act, 2016 and the instructions of TNRERA, wherever applicable.
The applicable scrutiny fee, land-use conversion charges, development charges, centage charges and other statutory fees, as applicable, shall be paid before / in connection with final approval as prescribed by the competent authority.
No alteration, deviation or additional development shall be carried out in the approved layout without obtaining prior approval from the competent authority.
The applicant shall comply with all applicable conditions contained in the DTCP planning permission and other statutory approvals.
The approval granted by this Local Body shall not be construed as certification of title or ownership of the land. Any dispute regarding title or ownership shall be settled before the competent authority / court as applicable. The DTCP proceedings specifically state that planning permission does not legally certify title to ownership.
If any material information is found to have been suppressed or if the layout is developed contrary to the approved plan or applicable rules, this approval shall be liable for cancellation / appropriate action under the applicable provisions.

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2026.09.28 17:29:52

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

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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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