

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter

Roc No: 2025-26

Date: 2/25/26 3:48 PM

From:

Village Panchayat

Appakkarai

To :

Mr.AARUTHRAN LAND DEVELOPERS,
PLOT NO.B34,
MANGAMMA ROAD,
Thiruchy-620021.

Online Application Number:

L0GA6DYE

Sir/ Madam,

Sub :

Madurai District , Peraiur Taluk , T.Kalluppatti panchayat Union , Appakkarai panchayat / Village
Servay.No .77/4 ,5,6C ,8 ,9 ,78/1,2B1,2B2,3C - at 9.74 Acre (39450.00sqm) Planning Permission issued.

Ref :

1.Applicant Mr.AARUTHRAN LAND DEVELOPERS, Madurai Letter.2025/SWP/ L0GA6DYE -
Dated:17.07.2025.

2.District Town and country planning Office, Madurai District Letter No. SWP- L0GA6DYE/2025/TCP. (Road pattern issued on
dated: 26.08.2025.)

3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4. Applicant Mr.AARUTHRAN LAND DEVELOPERS, Letter (Local body Gift deed document no.3869/2025
dated:02.09.2025 and TANGENDCO Gift deed document no.3868/2025 dated:02.09.2025)

5.Assistant Engineer , Rural Development Department, Roc.No.1997/2025/T4, Dated:20/02/2026.

6.Zonal Deputy Block Development Officer , Rural Development Department, Roc.No.

Body:

Madurai District , Peraiur Taluk , T.Kalluppatti panchayat Union , Appakkarai panchayat / Village
Servay.No.77/4,5,6C,8,9,78/1,2B1,2B2,3C - at 9.74 Acre (39450.00sqm) road pattern for residential layout
has been issued by the directorate on 26.08.2025.

Further the applicant Mr.AARUTHRAN LAND DEVELOPERS has gift deed the road, road splay and park
areas has been handed over 15959.9 Sqere Meter to the Local body Gift deed document and
TANGENDCO Gift deed document dated:02.09.2025. Planning Permission issued.

1.As per the condition, the layout has been approved and approved number issued as
L.P/D.T.C.P.(Madurai District No.85/2025

Special Conditions

1.a) With reference to the 5th cited , if the located site lies in the for providing amenities like 11146 S.m
roads, 11146 S.meter Boteside storm water drains and 60 street lights from the applicants Has Been
Completed

b) 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 10th cited and 11th cited letter, the concern local body must issued After transfer
of earmarked road, park areas S.F.No in favour concern

3 .As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-
planned area rule 3 it has been collected Rs.1000 as scrutiny fee for eachplots.

4. As per TNCDBR-2019 the following fee and charges are collected as follows:

Enclosure

Purpose :

S.No	Description	Amount
1	Layout Approval Fees	587275.00
2	Security Fees	199000.00
3	Extension of Pipeline	126000.00

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2026.02.25 15:48:34



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](#)



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

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

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

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



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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