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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 38/2025 Date: 5/7/25 2:08 PM

From:

Executive officer

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

To :

S.Kalipandiayan.
E.Petchiyammal,
10,Jawahar nagar,
MMC Colony,
Awaniyapuram
Madurai .12

Online Application Number: GN4YI6U0

Sir/ Madam,

Sub :

Land Division Approval - Alanganallur Municipality - Alanganallur Village Survey No. 27/6A2C1,6B1,7A1A The proposed residential land division has been approved for a site located in the residential land division measuring 0.97 acres (3945 sq m). roposed roads - Donation of land allotted to the local government and roads handed over - Madurai City Urban Planning Department Assistant Director - Technical approval of the land division map given - Land division final approval and commissioning - Regarding.

Ref :

1) Assistant Director, District Town and Country Planning Department, their letter No. GN4YI6U02025/TCP/2025/TCP-/2025/TCP dated 11.03.2025.
2) M.V./M.N.U.A (Madurai District) No. 81/2025.
3) Application of S.Kalipandian, and E.Pechiyammal, 10,Jawagar Street, M.M.C.Colony, Avaniyapuram, Madurai.12.
4) Road inspection report of the Head of the Chemistry Department, Thiagarajar Engineering College.
5) Valuation report of the Junior Engineer, Vadipatti
6) Vadipatti Taluk Officer's No. 2066/2025/A. Dated. 02.05.2025
7) Alanganallur Municipal Council Resolution No. 412/2025

Body:

Technical approval for the proposed residential plot in Alanganallur Townpanchayat, Alanganallur Village, Survey No. 27/6A2C1,6B1,7A1A, measuring 0.97 acres (3945 sq m) The letter and map of the Assistant Director of the Madurai District Town and Country Planning Department, as shown in Figure 1 and 2, have been received by this office through the website. Government Order No. 18 N.D.(M)K.V.(N.P.1) Department Dated 04.02.2019 as per Rule 47(6) and
The allocation should also be made as per the circular of the Director of Urban Planning, N.K.No.4367/2019/PA2 dated 05.02.2020, Case 4. The petitioner has paid the indicative assessment amount for the above park allocation area.

The alanganallur Sub-Registrar has donated the land to the Metropolitan Municipality for road and local government use as per document No. 830/2025. All the roads to the west have been constructed as tarmac roads by the landowner. The road to the west has been certified by the Head of the Chemistry Department of Thiagarajar Engineering College. As per the letter of the Alanganallur Sub-Registrar, the land transfer fee of 3% of the guide value of the land was paid by the petitioner as per IFHRMS challan no.20250408029446 date 08.04.2025 Rs 87310/-under the relevant title. An estimate has been obtained from the Junior Engineer of Vadipatti Municipality to construct a road, drainage and water pipeline for the land subdivision. The petitioner has constructed the road and facilities in the land subdivision. Estimated amount for laying drinking water pipeline Rs.46,000/ For laying rainwater drainage Rs.4,60,000/ Survey fee, Rs.17,000/ Survey fee. Rs.17,000/ Vacancy tax, Rs.1,09,960/ Security deposit, Rs.97,000/ Development fee Rs.1,00,000/ and Final approval fee for plot division, and review fee. Rs.34000/ Rs. 8,80,960/- has been recovered from the petitioner through online portal e-money transaction. Alanganallur Village Survey No. 27/6A2C1,6B1,7A1A 0.97 Acre (3945 Sq. M) in the residential plot section of the place where the plan of M.V./M.N.U.A (Madurai District) No. 81/2025. is approved and only for 17 plots. This is hereby ordered with final approval subject to the following conditions.

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

Signature valid

Signed by: Executive Officer
Location:Madurai
Date:2025.05.07 14:08:08

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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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.