

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.

## Town and Country Planning Department(Planning Permission)

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments,  
Koodalputhur, Madurai-625 017.



ROC No. ROC No . 20787/2024/SWP-BTWECGW7/2024/TCP

Date : 28/03/2024

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning Office, Sector-6, Anaiyur-Mudakathan Main Road, Opp.to Vaigai Apartments, Koodalputhur,  
Madurai-625 017.

To :

President,  
Valaiyangkulam Panchayat,  
Madurai District.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and country planning, Madurai District – Thirupparankundram Taluk / panchayat  
union - Valaiyangkulam Panchayat / Village – R.S.No 55/1A1 at – 4660.00 sqm (01.15 Acre) - Technical clearance issued -  
forwarded for further action - Reg.

Ref : 1.Applicant. Mr.J.Ragunandan, Madurai Letter, Dated:01.01.2024.

2.District Town and country planning Office, Madurai District Letter No. 20787/2024/SWP-BTWECGW7. ( Road pattern issued on  
dated: 16.03.2024.)

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

4. Applicants. Mr.J.Ragunandan, Letter Dated:22.03.2024. (Local body Gift deed document no. 1880/2024 dated:20.03.2024 and  
TANGENDCO Gift deed document no. 1881/2024 dated:20.03.2024)

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 WaterSupply,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: 23.09.2020

9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

10.Government Letter No.19113 / Nov 4 (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.Demand payment Request Letter, Dated: 16.03.2024 and 27.03.2024 . (requiring payment of OSR Fee , Development Fee and  
Centage Fee).

14. Applicants. Mr.J.Ragunandan, Letter, Dated: 22.03.2024 and 27.03.2024. (Payment of OSR Fee ,Development Fee and Centage Fee)

15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

16. .. , ,320M//  
1/-26(4)/2023. .29.09.2023. .( )

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in, Madurai District – Thirupparankundram Taluk / panchayat union -Valaiyangkulam Panchayat / Village – R.S.No 55/1A1 at – 4660.00 sqm (01.15 Acre)

- Technical Clearance.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 16.03.2024. Further the applicant Mr.J.Ragunandan has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed document no. 1880/2024 dated:20.03.2024 and TANGENDCO Gift deed document no. 1881/2024 dated:20.03.2024. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P/M.L.P.A. No.81 /2024 and Planning Permission No. 90 /2024 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 - 20

ii. Local Body Space – 21.87Sq.m (0.67%)

iii. TANGEDCO Space – 21.11Sq.m (0.65%)

iv.Road area – 1427.30 Sqm

v. OSR Space - As per Case -IV, Guideline value for the extent of 325.00 Sq.m had been paid by applicant through online

2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

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 receiving Maps and Proceeding orders

5.As per circular cited in 12th, 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, 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 applicant(s) 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 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division 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, if 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

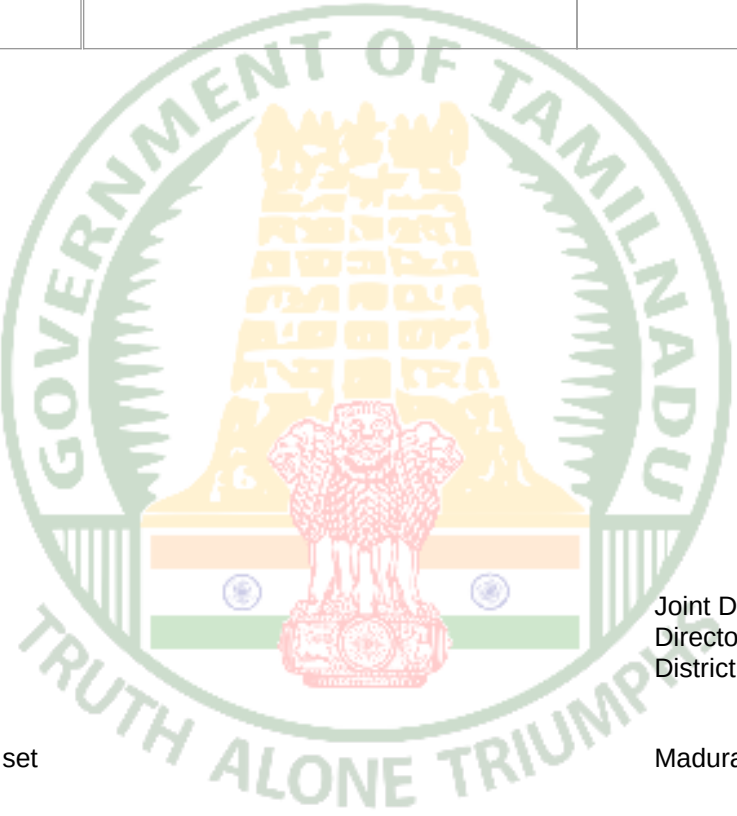
Layout original map and Condition – 2 sets and

Gift deed Local Body Document No. 1880/2024 dated:20.03.2024 (original)

Copy to:-

1. Mr.J.Ragunandan,  
S/o Jeyakodi,  
Door No. 3(2), 1st Street, Alagar Nagar,  
K.Pudur,Madurai North,  
Madurai - 625 007
2. Tamil Nadu Real Estate Regulatory Authority,(TNRERA)  
No.1A, 1st floor, Gandhi Irwin Bridge Road,  
Egmore, Chennai – 600 008- 1 set.
3. Sub Register,  
Thirupparankundram Sub Register Office, Madurai South,  
Madurai District.
4. Assistant Director,  
Survey Land and Records,  
Colectorate Campus, Madurai District. 1 set.
5. Tahsildar  
Thirupparankundram Taluk.(for incorporation in the Tamil nilam and collabland software)  
Madurai District
6. Superintendent Engineer,(PRO)  
Superintendent of Engineer Office,  
Madurai TNEB, K.Pudur,  
Madurai District. 1 set and gift deed Document No. 1881/2024 dated:20.03.2024 (Original)

| S.No | Description of Charges | Amount  | Receipt No and Date |
|------|------------------------|---------|---------------------|
| 1    | Scrutiny fee           | 6990    | 01/01/2024          |
| 2    | OSR Fee                | 357500  | 22/03/2024          |
| 3    | Centage Charges        | 7500.00 | 27/03/2024          |
| 4    | Development Charges    | 7200.00 | 27/03/2024          |
| 5    | Display Board Charges  |         |                     |
| 6    | Satellite town charge  |         |                     |



Joint Director/Deputy Director/Assistant  
Director(i/c)  
District Town and Country Planning,

Enclosure

1.Layout original map and Condition – 2 set

Madurai District.

# 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

## 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



# 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](mailto: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.

