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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 2025/SWP-TD45U5IE/2025/TCP

**Date:** 7/25/25 4:36 PM

From:

Village Panchayat

Chinnapatti

To :

Mr.T.Palanikumar,
3/366, Krishna Nagar,
Thiruppalai,
Madurai North Taluk,
MADURAI-625014.

Online Application Number: TD45U5IE

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and country planning –- S.No.102/4B,5B,6B,7B,8B,11- at 0.55Acre (2215.00
Sqm) – Chinnappatti Panchayat / Village – Madurai West panchayat Union - Madurai North Taluk – Madurai District - Planning
Permission Approved.

Ref :

1.Applicant Mr.T.Palanikumar, Madurai Letter.2025/SWP/ TD45U5IE-, Dated:09.12.2024.
2.District Town and country planning Office, Madurai District Letter No. SWP- TD45U5IE /2025/TCP. ( Road pattern issued on dated: 03.01.2025.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicant Mr.T.Palanikumar, Letter (Local body Gift deed document no.3103/2025 dated:21.05.2025 and TANGENDCO Gift
deed document no.3104/2025
dated:21.05.2025)
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: 03.01.2025 & 28.05.2025 . (Requiring payment of OSR fee & Development Fee and
Centage Fee).
14. Applicant Mr.T.Palanikumar, Letter, Dated:27.05.2025 & 30.05.2025 . (requiring 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.Collector, Madurai District, Letter No.Moo.Mu.No.COLREV-COLR/703039/2023-N2 Dated:12.11.2024.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in S.No.102/4B,5B,6B,7B,8B,11- at 0.55Acre
(2215.00 Sqm) – Chinnappatti Panchayat / Village, Madurai West panchayat Union, Madurai North Taluk, Madurai District.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate
on 03.01.2025. Further
the applicant Mr.T.Palanikumar has gift deed the road, road splay and park areas has been handed over to the Local body Gift
deed document and
TANGENDCO Gift deed document dated:21.05.2025. 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/D.T.C.P.(Madurai District No.58/2025
and enclosed with 2 set of
original maps and gift deeded documents has been forwarded with it for further action.
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.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
requested to collect
Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land
conversation charges,
before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non Taxation
fees - 09 Collections (DPC: 0217-60-800-AS 22709)
5. 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.
6.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. 3103/2025 dated:21.05.2025 (original)

Copy to:-
1. Mr.T.Palanikumar,
3/366, Krishna Nagar,
Thiruppalai,
Madurai North Taluk,
MADURAI-625014.
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,
Chettikulam (Madurai North) Sub Register Office,
Madurai District.
4. Assistant Director,
Survey Land and Records,
Colectorate Campus, Madurai District. 1 set.
5. Tahsildar
Madurai North 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.3104/2025 dated:21.05.2025 (Original)

**Village**

Validity unknownSignature valid
*Signed by: Village Panchayat President*
*Location:Madurai*
*Date:2025.07.25 16:36:54*

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

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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.