Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



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. 35091/2024/SWP-OE49RY06/2024/TCP Date : 04/12/2024

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 :

The Commisioner,
Melur Municipality,
Melur Taluk,
Madurai District.

Sir/ Madam,

Sub : Residential Layout – Assistant Director of Town and country planning –- T.S.No.13/5,13/19, WARDB,BLOCK-21 - at 0.59 Acre (2392.45 sqm) – Melur Village – Melur Municipality - Melur Taluk – Madurai District - Planning Permission issued - forwarded for further action – Reg.

Ref : 1.Applicant Mr.M MOHAMED HANIFA, Madurai Letter. 35091/2024/SWP-OE49RY06, Dated:26.09.2024.
2.District Town and country planning Office, Madurai District Letter No. 35091/2024/SWP-OE49RY06/2024/TCP. (Road pattern issued on dated:
29.10.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicant Mr.M MOHAMED HANIFA, Letter (Local body Gift deed document no. 3982/2024 dated:19.11.2024 and TANGENDCO Gift deed
document no.3979/2024 dated:19.11.2024)
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: 29.10.2024 & 28.11.2024 . (requiring payment of OSR fee & Development Fee and Centage Fee).
14. Applicant Mr.M MOHAMED HANIFA, Letter, Dated:10.11.2024 & 04.12.2024 . (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.

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in T.S.No.13/5,13/19, WARDB,BLOCK-
21 - at 0.59 Acre (2392.45 sqm) – Melur Village – Melur Municipality - Melur 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 29.10.2024. Further the applicant Mr.M MOHAMED HANIFA has gift deed the road, road splay and park areas has been handed over to the
Local body Gift deed document no. 3982/2024 dated:19.11.2024 and TANGENDCO Gift deed document no.3979/2024 dated:19.11.2024.

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.369/2024 and Planning Permission
No.407/2024 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 – 18
ii. Local Body Space – 11.85Sq.m (0.65%)
iii. TANGEDCO Space –13.46Sq.m (0.74%)
iv.Road area – 592.09 Sqm
v. OSR Space - As per Case - V, Guideline value for the extent of 181.00 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.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
Local body Gift deed document no. 3982/2024 dated:19.11.2024 (original)
Copy to:-

1. M MOHAMED HANIFA,
74/2G ALAGARKOVIL ROAD,
Alagarkovil, Melur,
Madurai-625106..

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,
Melur(West) Sub Register Office,
Madurai District.

4. Assistant Director,
Survey Land and Records,
Colectorate Campus, Madurai District. 1 set.

5. Tahsildar
Melur 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.3979/2024 dated:19.11.2024 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3615	26/09/2024
2	OSR Fee	649740	10/11/2024
3	Centage Charges	4500.00	04/12/2024
4	Development Charges	3600.00	04/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	7500.00	04/12/2024

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

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Assistant Director
Location:Madurai
Date:2024.12.04 17:44:45



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate