Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

ROC No. 4ORDH27A/2025/TCP Date : 09/09/2025

From:

Joint Director / Deputy Director / Assistant Director

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

To :

The President / Special Officer,
Madhappur Village & panchayat,
Palladam Taluk,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of housing layout to an total extent 38.10 Acres in the land bearing S.F.No's. 741/1, 743/2, 744/2, 745/1A, 747/2A, 762/2A 762/2B and 770 - of Madhappur Village & Panchayat, Palladam Taluk, Tiruppur District - Technical clearance issued - Forwarded for further action - Reg.

Ref : 1. Application Reference No. 4ORDH27A/2025, dated:22.05.2025 received through Single Window Portal from M/s Maniway City Developers Pvt. td
(P.Subramanian,Managing Director), 2.M/S.Sri Venkatachalapathy Construction PvtLtd., (P.Karthikeyan, Managing Director),.
2. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. 4ORDH27A/2025, dated: 28.08.2025.
3. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 24.07.2025.
4. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017
5. Letter No.K.Dis E2/4070/2025, Dated. 15.05.2025 of Joint Director, Agri Department, Tiruppur District.
6. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
7. Gift deed document no. 12930/2025, Dated: 04.08.2025 Uploaded by the applicants M/s Maniway City Developers Pvt. td (P.Subramanian,
Managing Director), 2.M/S.Sri Venkatachalapathy Construction PvtLtd., (P.Karthikeyan, Managing Director),..
8. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
9. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019
10. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020
11. G.O. (Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23.09.2020.
12. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09.12.2020.
13. Letter No: 19113/ UD4 (3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
14. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
15. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
16. This office letter Roc. No. 848/2023/TD, dated. 09.09.2025 (Flag Day fund Demand Draft sent to Head Office).
17. Payment details of Centage charges and Armed Force Flag day Fund received from the applicant on 06.09.2025 respectively.

ORDER:-

The application seeking technical clearance for proposed formation of Residential Layout to an extent of 38.10 Acres or 154225.00 Sq.m. in the land
bearing S.F.No's. 741/1, 743/2, 744/2, 745/1A, 747/2A, 762/2A 762/2B and 770, of Madhappur Village &

Panchayat, Palladam Taluk, Tiruppur District was
processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved by the Director
of Town and Country Planning, Chennai vide 3rd cited above and on receipt of gift deed no. 12930/2025 Dated: 04.08.2025 (gifted to local body) from
the applicant through online the concurrence for the above said layout is issued vide LP/DTCP No. 85/2025 by Director of Town and Country Planning,
subject to the following special conditions

Layout Details:
Sl.no Details Area Details
1. Layout Extent 38.10 Acres (or) 154225.00 Sq.m.

2. No of Plots Allotted : 651 Nos (Including EWS Sites)
3. EWS Plots Extent : 5755.68 Sq.m (10.45 %).
EWS Plots nos: (15-35, 48-69, 89-93, 99-101, 114-133, 136-145, 161-179, 283-294, 316-324, 335-344, 422-439, 459-471, 518-532, 535-550, 553-0,
568-577)
Public Purposes Gifted to Local body:
i).Layout Roads including Splay = 39861.00 Sq.m.
ii)Public purpose (A)for Local body
P.P –1 (1) : 400.00 Sq.m.
P.P-1 (2) : 178.67 Sq.m = 578.67 Sq.m (0.51 %)
iii)Public purpose (B) for Tangedco
P.P –2 (1) 398.87 Sq.m.
P.P-2 (2) 184.11 Sq.m = 582.98 Sq.m. (0.51%)

iv) Park Area
Park-I : 8978.24 Sq.m
Park -2 : 3459.55 Sq.m = 12437.79 Sq.m (10.88%)

General Conditions:
1. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.
2. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be
forwarded to this office for record.
3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office
of the Assistant Director of Survey and land records concerned for appropriate action/information.
4. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the
requisite charges for making mutation in the Tamil Nilam/Collabland website.
5. The applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is sole
responsibility of the concerned local body to ensure this before issuing final approval.

SPECIAL CONDITIONS:
1. a) With reference to the 9, 10, 11, 12th cited above, 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 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 streetlights etc., as per standards specified by the local body.
2. Economically Weaker section (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if
the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O. 16, Municipal Administration and Water Supply Department,

Dated.31.01.2020, should be applied in appropriate permission for amalgamation of EWS Plots.

3. With reference to the 13 th and 14th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas SF
No. subdivision in favour of concerned local body.

4. 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 been requested to follow the protocols as per instruction given by TNRERA.

5. 20% centage charge for Flag Day fund in the name of "Armed Force Flag Day Fund" should be payable by the applicant at nationalized bank draft as
payable at Chennai. As per this order, the applicant has submitted the State Bank of India, Dharapuram Branch Demand Draft No. 481180 dated.
01.09.2025 for an amount of Rs. 40,500/- in favour of "Armed Force Flag Day Fund" as payable at Chennai.

6. The Director of Town and country planning, Chennai 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. This office is not the right organisation to decide
on this.

7. The amount collected from the applicant are as follows:

The fees/charges collected from the applicant are as follows:
Scrutiny Fee : Rs. 2,31,338/- Date 22.05.225.
Centage Charges : Rs. 201000/- Date 08.09.2025
Development Charges: Rs. 231337.50/- Date. 06.09.2025
Subdivision Charges : Rs. 268000/- Dated. 06.09.2025
Flag Day Fund : Rs. 40,500/- in favour of "Armed Force Flag Day Fund" from State Bank of of India, Dharapuram Branch Demand Draft No. 481180
dated. 01.09.2025. Demand Draft sent to Head Office vide this office Roc. No.848/2023/TD, dated. 09.09.2025.

8. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000 /- per plot and 3% of market
value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 4th cited above.

The payment of charges shall be made under the following head of account.

Head of Account: 0217 Urban Development - 60 other Urban Development Schemes - 800 other Receipts - AS Receipts under Land Use Conversion
Charges227 non-Taxation fees – 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

Assistant Director,
District Town and Country Planning Office,
Tiruppur District.

Copy To:

1. 1.M/s Maniway City Developers Pvt. Ltd,
Managing Director, Thiru P. Subramanian,
2.M/s Sri Venkatachalapathy Constructions Pvt. Ltd, Managing Director,
Thiru. P. Karthikeyan,
Door. No. 121, New Housing Unit,
New Bus Stand South Side, Dharapuram Town,
Dharapuram Taluk, Tiruppur District.

2. The Tahsildar (TamilNilam),
District Collector Office,
Tiruppur District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,

Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4. The Assistant Director,
Department of Survey and Land Records, Collectorate Office,
Tiruppur District.

5. The Sub-Registrar,
Palladam Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	231338	22/05/2025
2	OSR Fee		
3	Centage Charges	201000.00	06/09/2025
4	Development Charges	231337.50	06/09/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	268000.00	06/09/2025

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

Tiruppur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tiruppur
Date:2025.09.09 17:11:19

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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.