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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/LAYOUT/2026-2027

Date: 5/15/26 2:44 PM

From:

Village Panchayat

Kavanur

To :

Mr. RAMESH R,
DOOR NO.4-21/32,ARK TOWN FIRST STREET,
P&T NAGAR,MADURAI-625017

Online Application Number: 6ADA0IO2

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and country planning –Madurai Local Planning Area- S.Nos: 25/12A,12B,
26/3,16A,16B & 26/16C, - Therkupethampatti Village- Madurai North Taluk –Madurai West Panchayat union -Madurai District –
96.37 cents (3900.00Sq.m) - Planning Permission issued - Final Approval Issued – Reg.

Ref :

1) Applicant Mr. RAMESH R, Madurai Letter. 6ADA0IO2 Dated: 07.01.2026.
2) District Town and country planning Office, Madurai District Letter No. 6ADA0IO2 (Road pattern issued on dated 31.01.2026.)
3) Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4) Applicant Mr. RAMESH R, Madurai, Letter Dated: 12.02.2026 (Local body Gift deed document no. 674/2026 dated: 05.2.2026,
and TANGENDCO Gift deed document no.
675/2026 dated: 05.2.2026)
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 Water Supply, 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: 20.02.2026 (Requiring payment of Development Fee and Centage Fee).
Ref :
14) Applicant Mr. RAMESH R, Madurai, Letter, Dated: 23.02.2026 (payment Paid of Development Fee and Centage Fee).
15) Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in S.Nos: 25/12A,12B,
26/3,16A,16B & 26/16C, Therkupethampatti Village,
Madurai North Taluk, Madurai West Panchayat union, Madurai District, to an extent of 96.37 cents (3900.00 Sq.m).
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the district
office. Further the Applicant Mr.
RAMESH R, Madurai, have gift deed the road, road splay has been handed over to the Local body and TANGENDCO. 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: 114/2026 and Planning
Permission: 121/2026 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 – 29 nos
ii. Local Body Space – 25.87Sq.m (0.98%)
iii. TANGEDCO Space – 25.87 Sq.m (0.98%)
iv.Road area – 1267.42Sqm
v. OSR area – 270.00 Sq.m Equivalent guide line value Rs: 103950/- paid thro' online portal
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, 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 favor
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:
Local body Gift deed document no. 674/2026
TANGENDCO Gift deed document no. 675/2026
6. Final Approval Issued.
Enclosure
Layout original map and Condition and
Gift deed Local body document no. 674/2026 (original)

Copy to:-

1. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
NO-133, G-BLOCK, I AVENUE, ANNA NAGER(EAST),
Chennai – 600 102- 1 set.
2. The Sub Register,
Chettikulam Sub Register Office,
Madurai District.
3. Assistant Director,
Survey Land and Records,
Colectorate Campus, Madurai District. 1 set.
4. Tahsildar
North Taluk. (for incorporation in the Tamil nilam and collabland software)
Madurai District
5. Superintendent Engineer,(PRO)
Superintendent of Engineer Office,
Madurai TNEB,
Madurai District. (1 set and gift deed Document No: 675/2026(Original)

Village

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.