



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. 41040/2025/SWP-SCUXMZUP/2025/TCP

Date : 19/03/2025

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 :

Special Officer/ Block development Officer (Village Panchayat),
Karadigal Panchayat /Village,
Thirumangalam Taluk,
Thirumangalam Panchayat Union,
Madurai District.

Sir/ Madam,

Sub : Residential Layout– Assistant Director of Town and country planning, Madurai District – Thirumangalam Taluk - Thirumangalam Panchayat Union – Karadigal Panchayat /Village - S.F.Nos. 341/3 at 1.49 acre (6032.00 sqm) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant. Mr. A.Jaiganesh, Madurai Letter, Dated: 19.02.2025
2.District Town and country planning Office, Madurai District Letter No. 41040/2025/SWP-SCUXMZUP (Road pattern issued on dated:27.02.2025)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicant Mr.A.Jaiganesh, Letter Dated:28.02.2025 (Local body Gift deed document no. 311/2025 dated: 28.02.2025 and TANGENDCO Gift deed document no. 310/2025 dated: 28.02.2025)
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: 04.03.2025 (requiring payment of Centage Fee and development fee).
14. Applicant Mr.A.Jaiganesh, Letter, Dated: 05.03.2025 (Payment of Centage Fee and development fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director of Agriculture Letter No. T4/914/2025, dated.12.02.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in Madurai District – Thirumangalam Taluk - Thirumangalam Panchayat Union – Karadigal Panchayat /Village - S.F.Nos. 341/3 at 1.49 acre (6032.00 sqm) - Technical Clearance.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by

the directorate on 27.02.2025.

Further the

Applicant. Mr.A.Jaiganesh, has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed document no.

311/2025

dated: 28.02.2025 and TANGENDCO Gift deed document no. 310/2025 dated: 28.02.2025. 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/M.D.T.C.P.(Madurai District) No.21/2025 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 – 33

ii. Local Body Space – 23.07 Sq.m (0.53%)

iii. TANGENDCO Space – 22.18 Sq.m (0.52%)

iv. Layout Road Area – 1740.82 Sq.m

v.OSR Space - As per Case - V, Guideline value for the extent of 430.00 Sq.m had been paid

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. 311/2025 dated: 28.02.2025 (original)

Copy to:-

1.Mr. A.Jaiganesh,
363-C, Jebajeya Illam,
Anatham Nagar, G.S.T Road,
Thanakankulam,
Madurai - 625 006.

2. Tamil Nadu Real Estate Regulatory Authority,(TNRERA)

No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008- 1 set.

3. Chekkanoorani Sub Register,

Sub Register Office,
Madurai District.

4. Assistant Director,

Survey Land and Records,
Collectorate Campus, Madurai District. 1 set.

5.Tahsildar

Thirumangalam 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. 310/2025 dated: 28.02.2025 (Original)

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9048	19/02/2025
2	OSR Fee	53750	28/02/2025
3	Centage Charges	12000.00	05/03/2025
4	Development Charges	9300.00	05/03/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16000.00	05/03/2025



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

Enclosure

1.Layout original map and Condition – 2 set

Madurai District.

Signature valid

Signed by: Assistant Director
Location:Madurai
Date:2025.03.19 12:03:48





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



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](tel:+919996129996)
www.verified.realestate