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

Layout Application - Final Approval Letter

Roc No: 207/2024 **Date:** 8/7/25 2:11 PM

From:

Executive officer

13-7-27,Aranmanaikarar Street,Vadipatti,Vadipatti(Tk),Madurai (Dt),625218

To :

C.Nantha gopal,
T/P.Sivaramakrishnan,
2/2/85C,Tathapanayakkanpatti,
Vadipatti

Online Application Number: UY24PLGS

Sir/ Madam,

Sub :

Madurai District – Vadipatti Townpanchayat – Tathampatti Village Survey No. 54/3A has been granted technical permission by the Madurai City Town and country Planning Department for a residential plot measuring 1.11 acres (4500.00 sq. m) – Issuance of final approval – Regarding.

Ref :

1) Madurai Town and country Planning Department Assistant Director's letter ROC.No.22182/2024/SWP/ UY24PLGS/2024/TCP.Dated.02.04.2024
2) M.V.Ma.N.U.A.(Madurai District).No.32/2024 (Website Approval)
3)Nantha Gopal, T/P.Sivaramakrishnan, 2/2/85C,Thathapanayakkanpatti, Vadipatti
4) Vaadipatti Taluk Officer's letter D.R.No. 2025/24/14/00079SSD.Dated.13.01.2025
5)Vadipatti Sub-Registrar's Document No. 47/2024
Dated 29.02.2024
6)Vadipatti Taluk Officer's No-objection Certificate.Dated 01.07.2024
7))Vadipatti Townpanchayat Junior Engineer's Estimation Report

Body:

Madurai District Vadipatti Townpanchayat Thathampatti Village Survey No. 54/3A has been granted technical permission by the Madurai Town and country Planning Department for a residential plot measuring 1.11 acres (4500.00 sq m) vide letter ROC No. 22182/2022/SWP/

UY24PLGS/2024/TCP. Date 02.04.2024 M.V.M.N.U.A. (Madurai District).No.32/2024 (Website Approval) has been received by this office through the website.

The land in Thathampatti Village Survey No. 54/3A has been granted a no-objection certificate as per the letter dated 01.07.2024 from the Vadippati Taluk Officer.

1. No government land has been acquired.
2. No notification has been made in any department under Section 4(1) of the above Land Acquisition Act, 1984. However, no land acquisition list has been received for consideration in relation to the land acquisition.
3. The above land is not affected under the Land Reforms Act, 1961.
4. The above land is not affected as per the Urban Limits Act 1961.
5. The above land is not affected by floods.
6. There is no government tax due on the above land
7. No government land has been encroached upon.

Government of Tamil Nadu For His Excellency the Governor of Tamil Nadu For the present Executive Officer of the Vadipatti townpanchayat of Vadipatti Registrar of Vadipatti Document No. 547/2024 Dated 29.02.2024
1)2093.50 sq.m. for road,
2)108.45 sq.m. for road
3) 17.35 sq m has been registered for local government use and a donation deed has been issued.
As per Government Order No.18 N.N.(M)K.V.(N.P.1) Department dated 04.02.2019 Rule 47(6) and as per the circular of the Director of Town and Country Planning, Chennai, N.K.No.4367/2019/PA2 dated 05.02.2020, 230 sq.m. should be allotted.The map indicates that the petitioner has paid the guideline assessment amount for the petitioner's park allotment area.

The name of the Executive officer of the Revenue Department, Vadipatti Townpanchayat has been subdivided and the name of the land has been changed to Sur .No. 54/3A1, 54/3A2, Public Use and Road.The roads in the estate have been paved and a photo of it is attached.

The quality certificate has been obtained from the Plastic Roads Liberty at the Thiygaraja Engineering College, Madurai for the tarmacked roads.
An estimate was obtained from the Electricity Board for the installation of street lights in the West Plot and the amount of Rs. 97,915/ Receipt No. PGCCAN728741525 dated 25.03.2025 was paid to the Electricity Board and the electric poles and street lights have been installed.

3 % amount .20.000/- 0217- Urban Development 60 Other Urban Development
Scheme 80 Other Receipts – AS Receipts under land use conversion charges 27
Non Taxation fees – 09 (DPC 0217 60 800 AS 22709)NO. 20250206033410
This title Ifhrms Challan Number .20250206033410 Dated.07.02.2025 Paid according to,

Basic facilities like drinking water pipeline, rainwater drainage, were assessed by a junior engineer and the assessment amount, deposit and inspection fee of Rs. 9,48,000/- were paid by the petitioner through bank transfer. Further, Rs. 1,70,000/ has been received through Bank Draft No. 626269 dated 29.07.2025.

CONDITIONS

1) All streets and roads have been paved as per the Urban Planning Technical Approval. Since the tarred road has been constructed by the landowner It must be maintained for a period of 5 years. If this road is damaged, the landowner must carry out the maintenance work at his own expense.

2. As per G.O M.s. No. 172, Housing and Urban Development dated. 13.10.2017, All the layout road and open space reservation area in the layout as shown in the layout frame work shall be deemed to have been vested with the concerned local authority.

3. While selling the plots, the plots should be registered in such a way that the space left for public parks and roads is not reduced or affected.

4. If there are high voltage electric wires in this section, they should be relocated according to the road layout.

5. Saplings should be planted and maintained at a distance of 10 feet on both sides of the road.

4. This housing unit has a height of 5. Trees should be planted and maintained at a distance

of 10 feet on both sides of the road.
5. The plots in the local plan should not be redeveloped without the approval of this office.

Madurai City Town and country Planning Department Assistant Director's letter N.K.No.22182/2022/SWP/UY24PLGS/2024/TCP.Dated.02.04.2024 M.W.M.N.U.A.(Madurai District).No.32/2024 (Website Approval)
This order is hereby issued giving final approval to only 21 plots located in the residential plot section covering an area of 1.11 acres (4500.00 sq m) in thathampatti Village Survey No. 54/3A.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Madurai
Date:2025.08.07 14:11:48

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.