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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 185/2025

**Date:** 11/28/25 12:47 PM

From:

Executive officer

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

To :

Mr.D.VETRIVEL PANDIAYAN AND P.MINNAL,
NO.2 SBO COLONY,6TH CROSS STREET,
DOAK NAGAR,KOCHADAI
MADURAI.625016

Online Application Number: 3T7ZHU99

Sir/ Madam,

Sub :

Land Division Approval - 4.76 acres (19244.34 sq m) in Vadipatti Townpanchayat- Thathampatti Village Survey No. 39/5A1,5B,41/1A1,1B,2A1,42/2A1,2B The proposed residential subdivision has been approved for the location in the proposed residential plot subdivision. Proposed roads - The land allotted to the local government was registered and roads were handed over - The name of the patta was changed - Assistant Director of the Town And Country Planning Department, Madurai - Technical approval of the plot plan has been granted - regarding final approval and commissioning of the plot.

Ref :

1)Assistant Director, District Town and Country Planning Department, their letter No. 40699/2024/SWP/2025/3T7ZHU99/2025/TCP dated 16.04.2025.
2)M.W./M.N.U.A (Madurai District) No. 39/2025.
3)Mr.D.Vetrivel Pandian and P. Minnal, 2, SPOA Colony, 6th Cross Street, Tok Nagar, Kochadai, Madurai 625016.
4) Road inspection report of the Head of the Chemistry Department, Thiagarajar Engineering College.
5) Assessment report of the Junior Engineer, Vadipatti
6) Vadipatti Taluka's No. 4473/2025 A5/. Date. 23.09.2025
7) Vadipatti Sub-Registrar Document No.782/2025 Dated 02.04.2025.
8) Vadipatti Taluk Officer's Patta No.3447
9) Related documents.

Body:

Madurai District Vadipatti Townpanchayat- Thathampatti Village Survey No. 39/5A1,5B,41/1A1, 1B,2A1, 42/2A1,2B, measuring 4.76 acres (19244.34 sq m) in a residential plot. The letter and map of the Assistant Director of the Madurai District Town and country Planning Department, Regarding the technical approval for the proposed residential plot, as per the 1st and 2nd views, have been received by this office through the website. Allotment should be made as per Rule 47(6) of Government Order No. 18 N.D.(M)K.V.(N.P.1) dated 04.02.2019 and as per Director of Town and Country Planning Circular No. 4367/2019/PA2 dated 05.02.2020 Case 4. he above park allotment area is Park 1. 1098.82 sq.m. Park 2. 324.07 sq.m. and has been donated to the To the Governor of Tamil Nadu, the current Executive Officer of Vadipatti. Vadipatti Registrar's Document No. 782/2025 dated 02.04.2025 for road and local government use. All the roads to the west have been paved by the landowner. The quality certificate for the West Road has been obtained from the Head of the Chemistry Department of Thiagarajar College of Engineering.

There is no government out-of-state land in the survey number No notification has been made in any department under Section 4(1) of the above Land Acquisition Act 1894. The above land is not affected as per the Urban Land Ceiling Act, 1978.
The above land is not affected by flooding.
There is no pending government tax on the above land.

There is no encroachment on any government outlying land. The no-objection certificate issued by the Vadipatti Taluk Officer vide No. 4473/2025 A5/. Dated 23.09.2025 has been issued.

As per the letter of the Registrar, the land transfer fee of 3 percent of the guide value of the land was paid by the petitioner under the appropriate title as per IFHRMS challan no.20251010013976 at a rate of Rs.75,000/-. The land reserved for road and local government use with the Vadippati Taluka Office, Patta No. 3448,3446, has been renamed. An estimate has been requested from the Vadipatti Electricity Board for the installation of street light poles and the estimated amount of Rs. 1,40,065/ has been paid to the Electricity Board as per receipt number PGCCAN780207230. An estimate has been obtained from the Junior Engineer of the Vadipatti Townpanchayat to construct a drainage and water pipeline for the plot. The petitioner has constructed roads and facilities in the plot. The petitioner has constructed roads and facilities in the plot. Estimated amount for construction of drinking water pipeline Rs.2,72,275/- Construction of rainwater drainage Rs.23,51,889/- Inspection fee Rs.1,16,000/- Other fees Rs.1,00,000/- Vacancy tax Rs.6,71,221/- Construction of street lights Rs.20000/- The amount has been collected from the petitioner through an online portal e-money transaction. Survey No. 39/5A1, 5B, 41/1A1, 1B,2A1, and 42/2A1,2B in the residential plot section measuring 4.76 acres (19244.34 sq.m.) in the area of M.V./M.N.U.A (Madurai District) No. 39/2025. The plan of the approval is for 116 plots only. This is hereby ordered with final approval subject to the following conditions.

Conditions:-

1. Land title is not confirmed by in-principle approval. Land title documents obtained before in-principle approval Basically, it is only paying Chinese wherever there is a way to prepare a land division map and provide in-principle offer as per the government order. Any person wishing to transfer property must verify their title to the property separately. If any other individual claims ownership over it, they can appeal to the appropriate court. Vadipatti Town Panchayat is not the appropriate department to decide on land ownership.
2. Buildings located on plots should not be considered as regularized.
3. No changes should be made to the plot plan approved by the Local Planning Commission office without the permission of this office.
4. The Open Space Area (OSRA) area should be fenced and handed over to the Town Panchayat.
5. Changing the dimensions of the plot, the general allotment dimensions and the plot contrary to the plan approved by the Urban Planning Department Further, subdivision should not be done for any reason without the prior approval of the Town and Country Planning Department.
6. The corners of plots located at the intersection of two roads should be laid out in the SPLAY direction as shown on the approved plan.
7. Any land shown on the approved plan, other than those selected for public purposes, shall be used only for the construction of residential houses. Furthermore, only those specified in the Residential Use section of the TNCDBR 2019 are permitted in places where a change of land use is requested.
8. If there is a low voltage / high voltage electric wire / cable line running through the plot, the petitioner must repair it at his own expense.
9. The hollow area in the plot should be raised to street level.

10. On all streets exceeding 7.2 meters wide, shade trees shall be planted within 1.00 meters of the road boundary, not more than 9.00 meters apart.
11. Before constructing any buildings on the land in the petitioner's plot, building plan permission must be obtained from the Vadipatti Town Panchayat for each building.
12. If there are any complaints from the public, including the public road, in this housing unit, they should rectify them themselves.
13. The responsibility for properly maintaining the road constructed by the applicant for five years or until 60 percent of the plots are developed lies with the plot applicant/plot owner.
14. If the owner of the unit fails to carry out the maintenance work during the maintenance period, the above work will be carried out by the local government and the amount for the same will be collected from the owner of the unit.
15. The approval of the land division will be subject to the local government financial audit for the year 2025-2026 and if any audit impediment is created thereby, the compensation amount for that will be collected from the petitioner.
16. If there are any court cases regarding the location of the land in the subdivision, this order will automatically be cancelled.

**Executive officer**

Validity unknownSignature valid

*Signed by: Executive Officer*
*Location:Madurai*
*Date:2025.11.28 12:47:09*

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

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# 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.