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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 1/3/26 8:25 PM

From:

Village Panchayat

Jeyamangalam

To :

Thiru.T.Eswaran (Power Agent),
S/o.Thangavel,
Rice Mill Street,
Jeyamangalam,
Periyakulam Taluk,
Theni District – 625 603.

Online Application Number: FLD9MRUG

Sir/ Madam,

Sub :

Plot - Theni District - Periyakulam Circle - Periyakulam Panchayat Union - Jeyamangalam Panchayat - Jeyamangalam Village Bit-1- Approving and ordering residential plots constructed on a plot of 8115.00 Sqm
sq.mtrs built in Survey Nos. S.No.1003/1A1

Ref :

1 Ordinance No.79, Department of Housing and Urban Development dated 04.05.2017.
2 District Urban Urban Development Assistant Director, Theni District vide letter No.THENI / FLD9MRUG / 2025/2025/TCP Date : 07/11/2025
3. Application of Petitioners Thiru.T.Eswaran (Power Agent),

Body:

ORDER :
Theni district. Periyakulam circle, Periyakulam panchayat union, Jeyamangalam panchayat, Jeyamangalamvillage Bit-1, S.No.1003/1A1 Technical approval has been given by the assistant director of Theni District Urban Development Department mentioned in view 2 as per the application received in view 3 seeking permission for subdivision in 1486-1B1, 1486-

Body:
1B3, 1488-1B1 and 1488-1B2. Survey fee and development fee Rs.64000/- (Rupees Sixty four thousand only) on 03.01.2026 as per order vide view 1 and land use change fee under clause (9) of the Indian Stamp Act, 1899 (Central Act 2-1899) clause AA. A sum of Rs.13600/- (Rupees Thirteen thousand six hundred only) of 3 percent of the market value under Section 47 has been paid to the appropriate Government head vide e-Celan No.20260103004368, dated 03.01.2026. It is hereby decreed that administrative permission is granted subject to the following conditions for their 44 numbered plots in the above mentioned survey numbers.

CONDITIONS

1. Alteration of plot sizes, layout of roads, sizes, general allotment sizes and further subdivision of the plot contrary to the plan approved by the Urban Development Department shall not be done without the prior permission of the Panchayat.
2. Corners of plots located at the intersection of two roads should be laid with the turn shown on the approved map.
3. No plot shall be sold, leased, transferred in any other manner or any building erected on any plot before the fulfillment of the above two conditions.
4. Any plot shown in the approved map should be used for residential construction other than plots for public purposes, and only where change of land use is requested for those mentioned in Residential Use as mentioned in TNCDBR 2019, the permission of the Panchayat will be given after obtaining the permission of Urban Development Department.
5. If a low voltage – high voltage transmission line – telegraph line is laid through the plot, the line shall be shifted to the edge of the road or as shown on the approved subdivision map.
6. The hollowed part of the plot should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in opposition to each other.
8. Before construction of buildings on the land in the subdivision, the permission of the Panchayat should be obtained for each building.

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2026.01.03 20:25:43

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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