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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 338/2025 **Date:** 12/1/25 6:13 PM

From:

Executive officer

7,Ward 5, Vaigaidam Main Road,Vadugapatti,Vadugapatti(Tk),Theni(Dt),625603

To :

SUBBULAKSHMI A AND NANDINI
W/o Anbarasan, 2-1-80,
Maravar Street,
Vadugapatti, Periyakulam,
Theni 625603.

Online Application Number: OBRGX2KJ

Sir/ Madam,

Sub :

Layout – Town Panchayat Administration – Theni Zone – Theni District – Vadugapatti Town Panchayat – Melmangalam Revenue Village Bit – 1, Survey Nos. 1106/1 – The proposed residential plot division on a plot measuring 3050 square meters has been granted technical permission by the Town and Country Planning Department – Fees payable to the local body have been paid – Final approval issuing by the local bodies – Regarding.

Ref :

1. Government Order (MS) No.138, Housing and Urban Development Department Dated.04.06.2004.
2. Government Order (MS) No.79, Housing and Urban Development Department Dated.04.05.2017.
3. Government Order (MS) No.141 Housing and Urban Development Department Dated.23.09.2020
4. Government Order (MS) No.181 Housing and Urban Development Department Dated.09.12.2020
5. Government Letter No.10113/Nov4 (3)/2017-1 Housing and Urban Development Department Dated.30.08.2017
6. Tmt A.Subbulakshmi and Tmt.Nandhini 's online application Dated.19.05.2025.
7. Government Order (MS) No. 53, Housing and Urban Development (UD4(1) Department dated 28.02.2024
8. Tmt. A.Subbulakshmi and Tmt.Nandhini 's online application Dated.11.06.2025
9. Assistant Director of Town and Country Planning Department's letter No. THENI/OBRGX2KJ/2025/2025/TCP dated 11.06.2025 (Technical approval received online

on 11.06.2025)
10. Vadugapatti Town Panchayat Council Resolution No. 68, Dated 30.10.2025
11. Related documents

Body:

Theni District, Periyakulam Taluk, Vadugapatti Town Panchayat, Revenue Village Melmangalam Bit-1 Survey No. 1106/1 for the proposed residential plot measuring 3050 square meter as per the order letter of the Assistant Director of Urban Planning, Theni District, numbered THENI/OBRGX2KJ/2025/2025/TCP dated 11.06.2025, technical approval has been granted through the website, as per the letter of the Assistant Director of Urban Planning, Theni District, as seen in reference 9.
As per Government Order No. 18, Municipal Administration and Water Supply Department dated 04.02.2019 and Government Order No. 16, Municipal Administration and Water Supply Department dated 31.01.2020, the proposed residential 11 plots with an area of 3050 square meter in the above survey numbers has been granted technical approval. Subsequently, as per the resolution approved of the Vadugapatti Town Panchayat Council as seen in reference 10, final approval is hereby granted subject to the following conditions and is hereby ordered.

Conditions
1. Government Order No. 134, Municipal Administration and Water Supply Department dated. As per 20.09.2012, if the documents and evidence submitted by the land owner regarding the land title are found to be incorrect or if there is a situation that may affect the Town Panchayat due to the granting of technical approval, the final approval for this housing unit will be cancelled without any prior notice.
2. The land plot plan approved by the Urban Planning Department for this housing unit should be permanently displayed for public view through a permanent notice board measuring 6” X 4” at the entrance of the housing unit without any changes.
3. The waterway passing through this housing unit should be constructed and protected at the applicant’s own expense without changing its course.
4. No perimeter wall should be erected to block the course of the road located in this housing unit.
5. The low voltage power line passing through the plots in this section shall be replaced by the low voltage power line in the course of the road as per the contractual undertaking mentioned by the land owner on a non-judicial stamp paper of Rs. 100/- at his own cost and the low voltage power line shall be replaced in the course of the road. The plots situated in this section shall not be subdivided or sold in part or in addition to the sizes mentioned without any change.
6. The land donated to the local bodies for public allocation and the Tamil Nadu Electricity Generation and Distribution Corporation in this section shall not be occupied and buildings shall not be constructed or reclaimed.
7. The owners shall not carry out any buildings or other works in the area where the construction of buildings is prohibited for the use of the petitioner, which has been allotted near the closed well area and water bodies in this section.
8. On both sides of the access road, division road and subdivision roads allocated in this section, shade trees should be planted with a protective ring and maintained by the landowner.
9. In this section, only the sizes specified in the plots should be sold, excluding the corner sizes of the roads specified in the plots.
10. When the plots are sold by the landowner in this section and the plot owners construct a building, the building should be constructed after obtaining proper permission from the local government bodies.
11. As per Government Order No. 112, Housing and Urban Development Department dated 22.06.2017, it is advised that the land owners, in accordance with the Tamil Nadu Real Estate Regularity Authority (Regulation and Development) Act, 2016, for the construction or sale of commercial complexes and other commercial plots, apartments and other buildings, shall obtain registration permission from the Real Estate Regularity Authority (Tamilnadu Real Estate Regularity Authority) under the Land Business Plan Guidelines and Conditions and then Body: register the same through the Deeds Registration Department.
12. All the conditions mentioned in the technical approval plan permission and letter issued by the Town and Country Planning Department shall be applicable for the final approval.
13. If any deficiencies in the documents or any encroachment on the plots are discovered after the final approval of this proposed plot, the final approval of the plot will be cancelled without any prior notice.

Executive officer

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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