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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1 **Date:** 7/23/26 6:32 PM

From:

Village Panchayat

Mottanuthu

To :

P MARUTHARAJAN AND FOUR OTHERS S/o PARAMASIVAM, NORTH STREET, THEPPAMPATTI,Theppampatti,Andipatti,Theni,625512

Online Application Number: M2YHCKO9

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Theni District, Andipatti Taluk / Panchayat
Union, Mottanoothu Panchayat / Village, S.Nos. 68/2B1A, 68/2B1B, 68/2B1C and 68/2B1D - Site Extent of 4666.00 Sqm -
Technical Clearance issued - Forwarded for further action – Reg

Ref :

1. Applicants Thiru.P.Maruthurajan, Thiru.K.Jayaraman, Thiru.V.V.Jeganathan, Thiru.R.Santhrasekaran and Thiru.R.Rajaram,
Online Application No. M2YHCKO9,
Dated: 05.06.2026

Body:

According to the letter of Assitant Director of District Town and Country Planning Mottanuthu Village S.Nos. 68/2B1A, 68/2B1B, 68/2B1C and 68/2B1D Mottanuthu Panchayat and Koppaiyampatti Village Panchayat Village Approval has been granted vide Theni District Letter No. THENI/ M2YHCKO9/2026/TCP for 19 plots situted in S.Nos. 68/2B1A, 68/2B1B, 68/2B1C and 68/2B1D with an area of Site Extent of 4666.00 Sqm Mottanuthu Village panchayat and Koppaiyampatti Village permission .the final approval has given.
-Mottanuthu Village panchayat and Koppaiyampatti Village has given the Final Approval with the following conditions:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the
Layout Plan approved by the Town
and Country Planning department shall not be done without the prior approval of the District Town and Country Planning
department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout
Plan.
3. No plot shall be sold, leased or transferred in any other means or to build any construction on any plot before conforms to the
above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public purposes. Also, only
in those places where the change in plot land use is requested for the developments mentioned in Residential use zone as per
TNCDBR - 2019 should be allowed by
the local body only after obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension power line / telegraph line is passed through the plots, the line should be shifted to the edge of
the road or as shown on the
approved Layout Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00meters from
boundary and not more than 9.00
meters in length of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing
any buildings in the plots, the
applicant should be obtained necessary permission from the Town and Country Planning department or the Local Body Office
concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem arises regarding the
ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of
certificate / Acknowledgement (gift
deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved
layout plan shall be permanently
displayed at the entrance of the layout without any change and complete details for public view through a 60cm x 120cm
permanent display board along with the
details of resolution number and date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted that no right can be asserted on
the ground that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect
or if there is a situation where the
Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the
layout will be cancelled by the District
Town and Country Planning department without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be
compulsorily provided to the
purchasers while the plots are sold.
14. The Survey No : 68/2B1A, 68/2B1B, 68/2B1C and 68/2B1D to 19 plots are attached Mottanuthu Panchayatand Koppaiyampatti Village
Copy to
1. Thiru.P.Marutharajan,

Thiru.K.Jayaraman,
Thiru.V.V.Jeganathan,
Thiru.R.Santhrasekaran and R.Rajaram
North Street, Theppampatti,
Andipatti Taluk,
Theni District– 625 512.

2. The Thasildar,
Andipatti Taluk,
Theni District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Theni.

5. Superintending Engineer,
TANGEDCO,Theni District.

4.The Chairman,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai-600 102

Village

Signature valid

Signed by: Village Panchayat President
Location:Theni
Date:2026.07.23 18:32:39

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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