

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 58501/MTXUTWG3/S
WP/2025/2026/TCP

Date: 2/24/26 1:57 PM

From:

Village Panchayat

THERKKUTHERU

To :

Mr.P.VAIYAPURI,
NEW DOOR NO.8, OLD DOOR NO.7,
USILAMPATTI MAIN ROAD,
MELUR POST, MELUR,
MADURAI - 625106

Online Application Number:

MTXUTWG3

Sir/ Madam,

Sub :

Madurai District - Melur Taluk - Melur Panchayat Union Therkkutheru Village Panchayat Layout Approval - Final approval for the plot area of 2 acres 32.25 cent (9419.00 sq.m) in Therkkutheru Village Panchayat Survey No.253/6A1, 7B, 9A1, 283/10A- Layout final order issued - Regarding.

Ref :

Town and country planning Department (Planning Permission)
Roc.No:58501/MTXUTWG3/SWP/2025/2026/TCP Dated:16.02.2026

Body:

Madurai District Melur Taluk, Melur Panchayat Union, Therkkutheru Village Survey No. 253/6A1, 7B, 9A1, 283/10A Plot area at 9419.00 Sq.m (2 Acres 32.25 cent) is ordered to give final approval for Plots 01 to 46 All the plots are subject to conditions final approval.

Terms and Conditions

1. All the roads of the subdivision shall be taken up for the development of the relevant local body as per the local body laws in the principle subdivision approval map. Furthermore. The local body shall take over the road section shown as the access road from the public road to the land where the applicant's subdivisions are located.

2. The allotment areas, plot map and donation bond copies along with the OSR of the plot map will be sent to the concerned Taluk authorities and appropriate entries will be made in the revenue department records with the subdivision.
3. This approval is applicable only to specific plots, separate application for building plan permission and borewell construction permission should be made and the appropriate fee paid.
4. No changes should be made to the plot plan approved by the Local Planning authority without the permission of this office.
5. The Town and country Planning Department does not confirm the land Title in the name of the applicant by giving in-principle approval. If any other individual claims the right, the Town Planning Department is not the appropriate body to decide this, nor is the Panchayat or Panchayat Union.
6. No encroachment should be made on the park (OSR) allotment areas. The OSR area should be fenced and a notice board should be erected stating that it is the land belonging to the Panchayat.
7. A tree sapling should be planted every 10 feet on both sides of all roads handed over to the Panchayat and a fence (tree guard) should be erected.
8. No buildings should be erected on the road or on the side.
9. It is the responsibility of the plot owner to maintain the quality of the plots sold throughout the plots.



Village

Signature valid

Signed by: Village Panchayat President
Location: Madurai
Date: 2026.02.24 13:57:45



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](#)



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

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

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

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



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.

