

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: Z6KT1VVX/2025/TCP

Date: 1/30/26 12:24 PM

From:

Village Panchayat

Panchayat Office, Valukkalotti Panchayat, Kariapatti Block, Virudhunagar District - 626004

To :

Mr. RAMKUMAR
NO-1/1983/9 JAKKA DEVI NAGAR
Rosalpatti,
PANDIYAN NAGAR VIRUDHUNAGAR -626001

Online Application Number:

Z6KT1VVX

Sir/ Madam,

Sub :

Residential Layout - Virudhunagar DTCP -Virudhunagar District- Kariapatti Taluk /Panchayat union, Valukkalotti Panchayat / Village - S.F.No:80/1A - Site extent of 9310.00 Sq.m (2.30 Acre) -Technical Clearance issued -forwarded for further action – Regarding

Ref :

- 1.Application ReferenceNo.Z6KT1VVX/2025/TCP received through Single Window Portal Mr. RAMKUMAR,Dated: 08/08/2025
2. Road pattern plan approved by the District Town and country planning Office,Virudhunagar, dated: 03/09/2025
3. Letter Roc.No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai(Circular).
4. Gift deed document No:Road gift Deed-5883/2025, dated:11/09/2025 and EB gift Deed-5882/2025, dated: 11/09/2025 Uploaded by the Applicant Mr. RAMKUMAR, Dated: 12/09/2025.
- 5.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 6.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 7.G.O.No.18,Department of Municipal Administration and Water supply, Dated:04.02.2019, G.O.16Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Housingand Urban Department, Dated:09.12.2020.
- 8.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
- 10.Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017.

11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai(Circular).
13. Demand raised for payment of OSR charges and Centage charges and Development Charges respectively dated 26/09/2025
14. Payment of OSR charges and Centage charges and Development Charges received from the applicant respectively on 30/09/2025.(Payment of OSR and Centage Fee)
15. Valukkalotti Panchayat Resolution No. 01/2025-2026

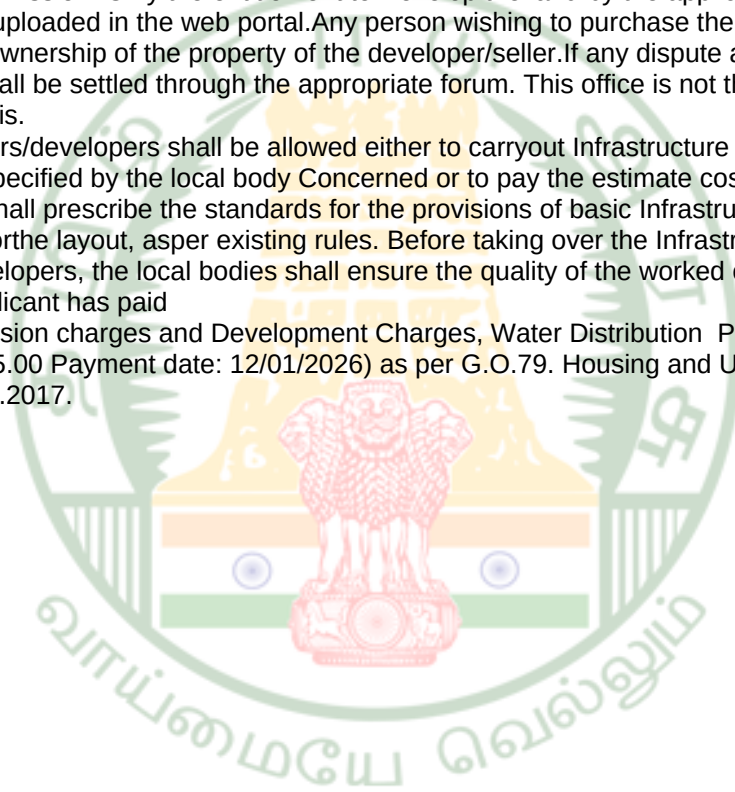
Body:

Final order issued.

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (Reference No. Z6KT1VVX/2025/TCP) to an extent of Acre 2.30 in the land bearing S.No.80/1A. Valukkalotti Panchayat / Village, Kariapatti Taluk /Panchayat union, union Final order issued.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to Develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must Individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners/developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body Concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic Infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the worked one by the owners/developers. And the applicant has paid Land conversion charges and Development Charges, Water Distribution Pipe Line Charges (Rs.6,41,535.00 Payment date: 12/01/2026) as per G.O.79. Housing and Urban Development Department, Dated:04.05.2017.



Village

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

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