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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2025-2026

Date: 11/13/25 7:54 AM

From:

Village Panchayat

Panchayat Office Venkatachalapuram, Sattur Block

To :

Shanmugakani J
105, Railway Feeder Road,
Sattur,Virudhunagar,626203

Online Application Number: H7U9XTEM

Sir/ Madam,

Sub :

Residential Layout - Office of the Block Development Officer/ Special Officer Venkatachalapuram Panchayat -Virudhunagar District – Sattur Taluk - Sattur Panchayat Union- Venkatachalapuram Panchayat – Padanthal Village- S.F.No. 171/1A, 172/2C4– Site extent of 8539.00 Sq.m (2.11Acre)- Final Approval issued - forwarded for further action – Regarding

Ref :

1. Applicant Mr. Shanmugakani,J - Online Application No. H7U9XTEM/2025/VNR, Dated: 08.03.2025.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 11.03.2025.
3. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
4. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
   G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
6. G.O.186.Housing and Urban Development Department, dated 09.12.2020.G.O.141, Housing and Urban Development Department, dated 16.07.2022.
7. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
8. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1 dated 08.09.2017.

9. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
10. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
11. Residential Layout - Office of the Block Development Officer/ Special Officer Venkatachalapuram Panchayat -Virudhunagar District – Sattur Taluk - Sattur Panchayat Union – Venkatachalapuram Panchayat - Padanthal Village- S.F.No 171/1A, 172/2C4– Site extent of 8539.00 Sq.m (2.11 Acre) - Final Approval issued.
12. Assistant engineer, Block Development Office, Sattur report dated 08.11.2025

Body:

With reference to the Letter in the 1st Cited, Applicant has requested for the approval of Residential Layout in Virudhunagar District - Sattur Taluk - Sattur Panchayat Union- Venkatachalapuram Panchayat – Padanthal Village- S.F.No. 171/1A, 172/2C4– Site extent of 8539.00 Sq.m (2.11 Acre)
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With reference to the Letter, Technical Clearance has been issued from Virudhunagar District Town and Country Planning Office, Virudhunagar, ROC No. H7U9XTEM/2025/TCP, date:11.03.2025

Further the applicant has submitted Gift Deed of Road and Road-Splay areas and also theArea allotted for Local Body Authority by handing over to the local body through gift deed No:2790/2025, Dated:19.03.2025 and Gift deed (TANGEDCO) document no. 2789/2025, dated: 19.03.2025. Hence, this residential layout is given approval with following conditions.

As per the condition, the layout has been approved and approved number is issued as LP/DDTCP/VRN No. 57/2025. With reference to Inspection report of Special Officer, Venkatachalapuram Panchayat - No Building has been Constructed in the Proposed Layout Site - No HT/LT/Tower Electric line were crossing the Proposed Layout Site - No Burial grounds were located within 30m from the Proposed Layout Site.

With reference to the Letter in the 3rd Cited, Venkatachalapuram Panchayat Office Resolution No. 45/2025-2026, dated: 10.11.2025, for the Approval of Residential Layout in Virudhunagar District - Sattur Taluk -
Sattur Panchayat Union-Venkatachalapuram Panchayat – Padanthal Village- S.F.No. 171/1A, 172/2C4– Site extent of 8539.00 Sq.m (2.11 Acre) - Plots No. 1 - 22. The Residential Layout had been approved and Approved Number is issued as 01/2025-2026.

Further As per G.O.79 Housing and Urban Development Department, dated: 11.09.2025, under rule 3, Rs.1000 for each Plots Rs. 22000/-, Scrutiny Charges of Rs.12809/- has been Collected from Applicant though online Singe Window Portal website as Receipt Number 2025030843776 Demand Fees. Date: 08.03.2025.

Further As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, under rule 9, 3% Market Land Value as Land conversation charges, Layout charges of Rs.302745/- has been Collected from Applicant though online Singe Window Portal website as Local Body Receipt Number 2025110743776, dated 07.11.2025.

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709).

Special Conditions:

1. Patta Transfer of Public purpose lands to the Government has to be done by the Applicant.
2. Approval is only for the Residential Layout, further Approval has to be received for Building License Permit and for the Bore well Permit Separately.
3. If any Legal irregularities and Ownership disputes had been found, the given approval will

be Cancelled
on the immediate effect without any intimation to the Applicant.

4. In case of violation of the above conditions, the given approval will be Cancelled on the immediate effect without any intimation to the Applicant.

Copy to

1. Tamil Nadu Real Estate
   Regulatory Authority (TNRERA),
   No.1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai - 600 008. - 1 Set

2. Sattur Sub-Register,
   Virudhunagar District-Register Office,
   Virudhunagar District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.11.13 07:54:59

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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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.