Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 45YYXS54/2025/TCP

Date: 1/14/26 6:13 PM

From:

Village Panchayat

SOUTHVENGANALLUR PANCHYAT OFFICE
RAJAPALAYM

To :

Mr.Seetharaman and Three others,
INTUC nagar,
Rajapalayam,
Virudhunagar.

Online Application Number: 45YYXS54

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning –Virudhunagar District –Rajapalayam Taluk/Panchayat union – Therku Venganallur Panchayat- Puthupalayam Village, S.Nos.223/2A1A, 223/2A2A, 224/1A, 224/1B, 224/1C,225/3A– Exent of 2.1285 Acres (or) 8614.00Sq.m - Technical Clearance issued - forwarded for further action – Regarding.

Ref :

Applicant Mr.Seetharaman and Three others - Online Application. 45YYXS54, Dated: 04.06.2025

Body:

Residential Layout - Office of the Virudhunagar District Town and Country Planning –Virudhunagar District –Rajapalayam Taluk/Panchayat union – Therku Venganallur Panchayat- Puthupalayam Village, S.Nos.223/2A1A, 223/2A2A, 224/1A, 224/1B, 224/1C,225/3A– Exent of 2.1285 Acres (or) 8614.00Sq.m- Technical approval from Office of Residential Planning and Deputy Director of Town Planning vide Letter No: 45YYXS54/2025/TCP, Dated: 26/07/2025. for residential plot located at the site As mentioned in the said order to issue and approve the plot plan, layout approval fee of Rs.36.02/- per 6024.48 Sq.m, Rs.2,17,034, inspection fees Rs.5000/, Estimation Preparation Rs.1000 Per Plat 35 Plat Rs.35000.00 with - Total amount 2,57,034/- has been paid into Panchayat Fund account on 14.01.2026

Body:
Through e-transfer. Therefore, as per the technical approval given in the letter of the Deputy Director of Urban Development and also on the basis of the sub-plot conditions and special conditions and special conditions received along with the relevant fees. Being paid, it is hereby ordered that the allotment be granted subject to the following conditions
Body:
Received along with the relevant fees. Being paid, it is hereby ordered that the allotment be granted subject to the following conditions
Conditions:
1. When building is constructed in approved houses, building license fee is paid separately and building license is issued to the local authority Must receive
2. The places reserved for public use by the petitioner registered by the petitioner at his own risk to the Govt Change of belt for name should be done
3. The petitioner shall not carry out any construction on the allotted land.
4. To find out any defects or irregularities in the land license and plot size details of the individual house. If it is known that the conditions mentioned in the letter seen in view 2 have been violated, this order shall not apply Will be canceled without prior notice.
5. The special conditions and allotment conditions annexed hereto shall be strictly adhered to In the event that the allotment approval issued is hereby canceled without any further notice is reported
6. The panchayat will take any sums due during the following periods mentioned in the said plot It is hereby notified that action should be taken.

Village

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

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.