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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2025-26

Date: 5/16/25 12:12 PM

From:

Village Panchayat

Maraneri Panchayat Office,
Maraneri Panchayat,
Maraneri post -626 124

To :

Mr.S.Rajendran
24 South street,Varagunaramapuram
Gopalapuram
Virudhunagar

Online Application Number: DGKJ9XMS

Sir/ Madam,

Sub :

Residential Layout - Office of the Panchayat Special officer Maraneri Panchayat -Virudhunagar District – Sivakasi Taluk - Sivakasi Panchayat Union-Maraneri Panchayat - Maraneri Village- S.F.No. 825/2, 825/3A, 826/1A– Site extent of 6450.0 Sq.m- Final Approval issued. - Regarding.

Ref :

1. Applicant Mr.Rajendran - Online Application No. DGKJ9XMS/2025, Dated: 09.04.2025.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 16.04.2025.
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.
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of MunicipalAdministration andWater Supply dated 31.01.2020.
7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department,
dated 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1 dated 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.

12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.

Body:

With reference to the Letter in the 1st Cited, Applicant has requested for the approval of Residential Layout in Virudhunagar District - Sivakasi Taluk - Sivakasi Panchayat Union- Maraneri Panchayat - Maraneri Village- S.F.No. 825/2, 825/3A, 826/1A – Site extent of 6450.0 Sq.m.

With reference to the Letter, Technical Clearance has been issued from Virudhunagar District Town and Country Planning Office, Virudhunagar dated at:28.04.2025.

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:4527/2025, Dated:23.04.2025 and Gift deed (TANGEDCO) document no. 4528/2025, dated: 23.04.2025. 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. 77/2025

With reference to Inspection report of Panchayat Special officer Maraneri 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, Maraneri Panchayat Office Resolution No. SVK/VIS/Layout 01/2025-2026, dated: 15.05.2025, for the Approval of Residential Layout in Virudhunagar District District - Sivakasi Taluk -Sivakasi Panchayat Union- Maraneri Panchayat - Maraneri Village- S.F.No. 825/2, 825/3A, 826/1A – Site extent of 6450.0Sq.m. - Plots No. 1 - 26. The Residential Layout had been approved and Approved Number is issued as Layout 01/2025-2026.

Further As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, under rule 3, Rs.1000 (26 X1000) for each Plots, Scrutiny Charges of (50292Sq.Ft X5)Rs.251460and inspection Fees Rs 2000,Total amount is 279460/- has been Collected from Applicant though online Singe Window Portal website as Local Body Demand Fees. Date: 15.05.2025.

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 of Rs.14040/- has been Collected from Applicant though online E-Challan Number 20250515011224, dated 15.05.2025.

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-AS22709).

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. Mr.S.Rajendran
24 South street,Varagunaramapuram
Gopalapuram
Virudhunagar - 1Set
2.Block Development officer
Sivakasi panchayat union
Sivakasi taluk
Virudhunagar 1Set
3. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. - 1 Set
4. Sivakasi Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1Set
5.Assistant Director
Survey and records-Virudhunagar 1Set



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

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# 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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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.