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RE REGULATORY RECORD

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Verified RealEstate™
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Layout Application - Final Approval Letter

Roc No: 1/2026-2027 **Date:** 8/7/26 5:42 PM

From:

Village Panchayat

Chatrareddiapatti

To :

Mr.RAJASEKARAN and TWO MEMBERS
NO-4/5,Main Street,
Chathirareddiyapatti.
Virudhunagar.

Online Application Number: 7KS7NHAG

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District/ Taluk/ Panchayat Union –Chathirarettiapatti Panchayat/ Village S.No - 355/1B1 ,2A– Extent - 5808.00 sq.m (1.435 Acre) -Technical Clearance issued - forwarded for further action – Regarding.

Ref :

1.Applicant Mr. RAJASEKARAN and TWO MEMBERS Online Application No: 7KS7NHAG , Dated: 14.05.2025
2. District Town and Country Planning Office, VirudhunagarDistrict, Road Pattern Issued on dated:03.06.2025.
3. Joint Director Agriculture Department, Letter No.3/4972/2025 Dated:23.04.2025.
4. Applicant Mr. RAJASEKARAN and TWO MEMBERS Letter dated Gift deed (Local Body) document No.3983/2025,Administration anddated:16.06.2025 and Gift deed(TANGEDCO) document No. No.3982/2025, dated:16.06.2025.
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8. 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.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.

10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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 03.06.2025and 30.06.2025.
14. Paymentof OSR charges and Centage charges and Development Charges received from the applicantrespectively on 30.06.2025and 02.07.2025.(Payment of OSR and Centage Fee)
15.Chatrarediapatti Panchayat Resolution No. 01 /2026-2027

Body:

Body Of The Letter
The application seeking technical clearance/ concurrence/Planning Permission for the proposedformation of Residential layout Application (ReferenceNo.7KS7NHAG/2025/TCP)to an extent of Acre 1.435 in the land.bearing S.No - 355/1B1 ,2A–Extent -5808.00 sq.m Chatrarediapattipanchayat / Village, Virudhunagar Panchayat union Final order issued.
SPECIAL CONDITIONS:
1. This office has not legally certifiedthe 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 as certain 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 carryout 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 henceforth layout, asper 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.

Village

Signature valid
Signed by: Village Panchayat President
Location:Virudhunagar
Date:2026.08.07 17:42:59

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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