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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 1/2025-2026 **Date:** 9/2/25 12:42 PM

From:

Village Panchayat

PANCHAYAT OFFICE, VALAYAPATTI VILLAGE PANCHAYAT, WATRAP TALUK, VIRUDHUNAGAR DT.

To :

Mrs.MURUGESWARI
NO-6/164 PVS STREET
DHALAVOIPURAM,Dhalavoipuram,
Rajapalayam,
Virudhunagar,626188

Online Application Number: GPPX7241

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District- Watrap
Taluk/Panchayat Union – valayapatti Panchayat / Village –S.no:939/2B2,4B2,7A,941/3B2,4B – Extent – 9546.00 Sq.m ( 2.36 Acre )-
FINAL APPROVEL issued .

Ref :

1. Applicant Mrs.MURUGESWARI Online Application No: GPPX7241 ,Dated: 16.04.2025.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 05.05.2025.
3. Joint Director Agriculture Department, Letter No.3/4663/2025, Dated:15.04.2025.
4. Applicant Mrs.MURUGESWARI Letter dated Gift deed (Local Body) document No.1986/2025, dated:09.05.2025 and Gift deed(TANGEDCO)
document No.1987/2025, dated:09.05.2025.

Body:

With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District- Watrap Taluk/Panchayat Union – valayapatti Panchayat / Village –S.no:939/2B2,4B2,7A,941/3B2,4B – Extent – 9546.00 Sq.m ( 2.36 Acre )-
In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Deputy Director,Virudhunagar District Town and Country Planning on 05.05.2025.
Further the applicant has submitted gift deed of road and roadsplay areas by handingover to the local body on Document No. 1986/2025, Dated:09.05.2025 and Gift deed (TANGEDCO) document No. 1986/2025, Dated:09.05.2025. Hence, this residential layout is given approval with following conditions
1. As per the condition, the layout has been approved and approved number is issued as LP/DDTCP/VRN No. 89/2025 and enclosed with 2 set of original maps and
gift deeded documents has been submitted.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately.
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
5. As per circular in 13thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamil Nilam website special conditions.

With reference to inspection report of special officer/block development officer (village panchayat) valayapatti 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.

For the approval of residential Virudhunagar District Town and Country Planning – Virudhunagar District- Watrap Taluk/Panchayat Union – valayapatti Panchayat / Village –S.no:939/2B2,4B2,7A,941/3B2,4B – Extent – 9546.00 Sq.m ( 2.36 Acre )-
plots no.1-44.the residential layout had been approved and approved number is issued as 01/2025-2026.

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of nonplanned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. scrutiny charge of rs.44000. has been collected from applicant though online singe window portal website As Local Body Demand Fees.

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of nonplanned area rule 9,3%market land value as land conversation of Rs.106200 has been collected from applicant though E.KARUVULAM R.no 2025-2026/24/8/24/7/26 date: 01/SEP/2025.

As per G.O.79 Rural development and panchayat raj department, dated: 04.05.2017, under rule rs.1.5 for sqft,scrutiny charges of rs.67290 has been collected from applicant though online single window portal website as Local Body Demand Fees AND cheque.
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 information to the Applicant.

4. The applicant has agreed to provide other facilities like roads, rainwater etc
Through drainage and water supply facilities
Applicant agrees to construct necessary OHT, provide necessary street lights. (As per the standards specified by the local body.
5. In case of violation of the above conditions , the given approval will be Cancelled on the immediate Effect
Copy to
1 Mrs.MURUGESWARI
NO-6/164 PVS STREET DHALAVOIPURAM,Dhalavoipuram,Rajapalayam,
Virudhunagar,626188 1 Set
2 Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. 1 Set
3 Srivilliputhur Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1 Set
4 Assistant Director,
Survey Land Records, Virudhunagar. 1 Set
5 Thasildar,
Srivilliputhur Taluk, Virudhunagar District. 1 Set
6 Superintendent Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Virudhunagar Electricity Distribution Circle,
VirudhunagarDistrict. 1 Set and Gift deed document no. 1987/2025, dated: 09.05.2025

**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.