Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 1/26-27 **Date:** 4/21/26 3:45 PM

From:

Village Panchayat

Sivagnanapuram panchayat office-626001
Virudhunagar union

To :

Mrs. Akalya J And Two Members, 4,Muthusamy Street,Virudhunagar-626001

Online Application Number: J7UAH4ES

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District - Virudhunagar Taluk /Panchayat Union - Sivaganapuram Panchayat, Village-S NO: 21/1 Extent 6800.00sq.m (1.68 Acre )- Sivaganapuram panchayat / Allampatti Village,Virudhunagar Panchayat union, Virudhunagar Taluk, Virudhunagar District, Technical Clearance issued -forwarded for further action– Regarding

Ref :

1.Application ReferenceNo. J7UAH4ES/2026/TCP received through Single Window Portal from Dated : 27.01.2026
Mrs. Akalya J And Two Members, 4,Muthusamy Street,Virudhunagar-626001
2. Road pattern plan approved by the District Town and country planning Office,Virudhunagar, dated: 05.03.2026.
3. Letter Roc.No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document No:Road gift Deed- 934/2026, dated:10.03.2026 and EB gift Deed- 935/2026, dated: 10.03.2026. Uploaded by the Applicant Mrs. Akalya J And Two Members,
Uploaded Dated: 10.03.2026.
5.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.No.18,Department of Municipal Administration and Water supply, Dated:04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.

181, Housing and Urban Department, Dated:09.12.2020.
8.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113 / 4 (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 05.03.2026 and 12.03.2026.
14. Payment of OSR charges and Centage charges and Development Charges received from the applicant respectively on 11.03.2026and 12.03.2026.(Payment of OSR and Centage Fee)
15.Sivaganapuram Panchayat Resolution No. 01/2026-2027

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (ReferenceNo.J7UAH4ES)/2026/TCP)to an extent of Acre 1.68 in the land.
bearing S.No.21/1,Allampatti Village,Sivaganapuram panchayat / Village, Virudhunagar Panchayat union Final order issued.
SPECIAL CONDITIONS:
1. This office has not legally certified the 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:2026.04.21 15:45:57*

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.