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RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: PERAYAMPATTI LAYOUT 01/2024-2025

Date: 2/24/25 4:57 PM

From:

Village Panchayat

Panchayat Office Perayampatti, Sattur Block

To :

Velavan Hyper Market Private Limited
39 A, Gin Factory Road
THOOTHUKKUDI - 628002

Online Application Number: J69N00HM

Sir/ Madam,

Sub :

Layout approval - Virudhunagar District - Sattur Panchayat Union - Perayampatti Village Panchayat - Perayampatti Village - Perayampatti Revenue Villagae S,No. 266/7B, 266/8A, 289/3B2, 289/5B, 291/3A, 291/3B, 292/7A2, 292/7B2, 293/2B, 293/3A2, 293/3B - owned by Velavan Hyper Market Private Limited - Non Planning Area - Given the technical sanction for Residential plots by DTCP - to permit the orders issued for residential plots.

Ref :

1. In G.O(Ms)No. 255, RD & PR Dept, Dated 18.08.1997
2. Tamil Nadu Combined Development and Building Rules, 2019
3. In G.O(Ms)No. 79, HD& MA Dept, Dated 18.08.1997
4. Assistant Director, DTCP, Virudhunagar District Lr No J69N00HM /2024/TCP, Dated 12.12.2024
5. Connected Records

Body:

Virudhunagar District Sattur Taluk, Perayampatti Village Panchayat, Perayampatti Village Perayampatti Revenue Village Survery No. 266/7B, 266/8A, 289/3B2, 289/5B, 291/3A, 291/3B, 292/7A2, 292/7B2, 293/2B, 293/3A2, 293/3B (9.1580 Acre - 37061 Sq.M) is owned by Velavan Hyper Market Private Limited. In this Non-Planning Area of the land belongs that the conversion of residential areas from Plot No 1 to 158 (158 Plots) are permit to orders issued

for Residential Area and 24 Roads, 38 Splays are to be used for this Residential Area given to Village Panchayat as per below conditions.

Conditions:

1. Does not to be conversion of residential plots without any reason in this permissible residential plot as per the land layout approval.
2. Does not encroachment anybody at any kind of to given gift deed for the government property land likely road, park, etc. as per government rules
3. Does not violate to permitting residential plots as per government rules and to agree to provide basic amenities in permitting the residential plots as per the government rules.

Whereas, it is informed that any kind of violation of government rules in this permissible residential plots in future, to be cancelled the permissible residential plots are without prior notice

Village

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.02.24 16:57:26

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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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.