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Verified RealEstate™
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Layout Application - Final Approval Letter

Roc No: 03/2026-2027

Date: 7/16/26 10:02 AM

From:

Village Panchayat

Soolakkarai

To :

Mr. MOHANRAJ,
NO-1/74 PERUJALI
PUDHUPATTI
TIRUCHULI,
VIRUDHUNAGAR-626104

Online Application Number: ZS454T6K

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District - Aruppukottai Taluk/ Panchayat Union – Soolakkarai Panchayat / Village, S.No.198/3B – Extent -3050.00 sq.m (0.75 Acre) - Final approval issued - forwarded for further action – Regarding.

Ref :

1. Applicant Mr. MOHANRAJ Online Application No: ZS454T6K dated:13.08.2025 (Revision of Previous Application No: IZ35UQN5)
2. District Town and Country PlanningOffice, Virudhunagar District, Road Pattern Issued on dated:26.08.2025
3. Applicant Mr. MOHANRAJ Letter dated Gift deed (Local Body) document No. 3664/2025, dated:26.09.2025 and Gift deed (TANGEDCO) document No.3665/2025, dated:26.09.2025

Body:

With reference to Virudhunagar District - Aruppukottai Taluk/ Panchayat Union – Soolakkarai Panchayat / Village, S.No.198/3B – Extent -3050.00 sq.m (0.75 Acre) -Planning Permission issued (Revision of SWP Application No: IZ35UQN5 with Planning Permission No- LP/MS(VLPA) No .08/2025). Planning Permission was issued for the above mentioned site under SWP Application No: IZ35UQN5 with Planning Permission No- LP/MS(VLPA) No.08/2025, Dated- 30.06.2025 .

The Applicant has applied for revision of the same under file no - ZS454T6K ,Dated: 13.08.2025 - forwarded for further action – Regarding. In the continuation, with reference to the letter in the 2nd cited, Revised road pattern for residential layout has been issued by the Deputy Director,Virudhunagar District Town and Country Planning on 26.08.2025.Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body document No. 3664/2025, dated:26.09.2025
The fee was adjusted with the previous planning permission .Revised planning permission is hereby granted with the following conditions .
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/MS(VLPA) No.13/2025(O) (Revision of Approval LP/MS(VLPA) No.08/2025(O)
and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.This Planning
permission revises the previous planning permission granted by LP/MS(VLPA) No:08/2025.
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

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

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District - Aruppukottai Taluk/ Panchayat Union – Soolakkarai Panchayat / Village, S.No.198/3B – Extent -3050.00 sq.m (0.75 Acre) . Plots no.1-17.The residential layout had been approved and approved number is issued as 03/2026-2027.

As per G.O.180 Rural development and panchayat raj department, dated: 05.12.2024, under rule Rs.2 for sqft, scrutiny charges of Rs.42610 has been collected from applicant though online single window portal website as Local Body Demand Fees.

As per CRD letter No.ROC/4870/2024 PRI-MIS-1/16-5-2025.an amount of Rs.58240 has been collected from applicant through online single window portal website for not provision of pipeline at layout site.
Applicant Provided Street Light , Drainage and BT Road at Layout site .
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. In case of violation of the above conditions , the given approval will be Cancelled on the immediate Effect
5. Promoter has made an agreement to remit amount in future as per audit para and higher official Instructions.
6. Promoter has made an agreement to cancel layout Approval in case of violation of agreement in future.

Copy to
1 Mr. MOHANRAJ,

P Pudupatti,
NO-1/74 PERUJALI PUDHUPATTI TIRUCHULI, VIRUDHUNAGAR-626104 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 Virudhunagar Joint I Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1 Set
4 Assistant Director,
Survey Land Records, Virudhunagar. 1 Set
5 Thasildar,
AruppukottaiTaluk, 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.3665/2025, dated;26.09.2025

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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