Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 12/11/24 3:28 PM

From:

Village Panchayat

E.Manikandan.E.Duraisamipuram Pt office, Vembakottai, Pin - 626201

To :

Mr.P.MARIESWARAN

Online Application Number: ARZR1WV1

Sir/ Madam,

Sub :

Residential Layout approval of S.No 90/19, 90/20, 90/21 IN Sanankulam Village, E.Duraisamipuram Panchayat, Vembakkottai Taluk, Virudhunagar District. 6650 sqm (1.64 Acre) Extent - Layout approval reg.

Ref :

1. The Layout proposal received from online vide reference No ARZR1WV1
2. District Town and Country Planning office, Virudhunagar District Road pattern issued in 17.04.2024
3. Joint Director Agriculture Depoartment Letter No.3/3289/2024 Dated 28.03.2024
4.Applicant P.Marieswaran letter Gift Deed (Local Body) Document No 4193/2024 dated 29.04.2024 And (TANGEDCO) Document No.4205/2024 Dated 29.04.2024
5.Payment of OSR, Centage Subdivision and Development Charges paid Dated 30.04.2024 & 09.05.2024
6. Inspection Amount Paid in E.Duraisamipuram Panchayat Dated 29.11.2024

Body:

Sanankulam Village Panchayat grands Final approval of the Residential Layout Situated at Sanankulam Village S.No 90/19, 90/20, 90/21 of 1.64 Acre or 6650 sqm with 35 number of plots by this order. The Applicant has gifted the road and public purpose land via registered gift deed and handover the original document (gift deed No. 4193/2024 dated 29.04.2024). Applicant has paid Land conversion Charges and Scrutiny Fees (Rs.11410/- dated 11.03.2024

and Scrutiny fees Rs.35000/- (1000 Rupees per plot))

Detaills of Approved layout plan
Total Extend of Layout - 6650.00 Sqm
No of Plots allowed : 35 Nos
Land gifted to Local body : 24.10 Sq.m (4193/2024 dated 29.04.2024)
Land gifted to TANGEDCO: 22.60 Sq.m (4205/2024 dated 29.04.2024)

Village

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2024.12.11 15:28:06

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.