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Town and Country Planning Department(Planning Permission)

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

ROC No. ZNA4GPC1/2025/TCP Date : 20/02/2025

From:

Joint Director / Deputy Director / Assistant Director

B70, Tamil Nadu Housing Board, Madurai road, Chaththirareddiapatti, Virudhunagar -626001.

To :

Special Officer / Block Development Officer,
Rajapalayam panchayat union
Rajapalayam Taluk,
Virudhunagar.

Sir/ Madam,

Sub : Residential Layout - Office of the Virudhunagar District Town and Country Planning –Virudhunagar District –Rajapalayam Taluk/ Panchayat union - Cholapuram Panchayat- Cholapuram-2 Village, S.Nos.1265/1, 1266/3A, 1266/3B2, 1267/1B2, 1267/1B1B1, 1268/3B1B – Exent of 2.43 Acres (or) 9870.00Sq.m - Technical Clearance issued - forwarded for further action – Regarding.

Ref :
1. Applicant Mr.A.Muthukrishnan - Online Application. ZNA4GPC1, Dated: 17.12.2024.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 13.01.2025.
3. Applicant Mr.A.Muthukrishnan Letter dated Gift deed (Local Body) document no.373/2025 dated.24.01.2025, and (TANGEDCO) document no.374/2025, dated: 24.01.2025 .
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
5. G.O.138,Housing and Urban Development Department, dated 04.06.2004.
6. G.O.79,Housing and Urban Development Department, Dated: 04.05.2017
7. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
8. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
9. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
10. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
13. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14. Demand payment Request letter dated 20.02.2025 (Requiring payment of Centage, sub division and development charges).
15. Applicant Mr Mr.A.Muthukrishnan letter dated.20.02.2025 (Payment of Centage, sub division and development charges).

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Virudhunagar District, Rajapalayam Taluk/ Panchayat union – Cholapuram Panchayat- Cholapuram-2 Village, S.Nos.1265/1, 1266/3A, 1266/3B2, 1267/1B2, 1267/1B1B1, 1268/3B1B – Exent of 2.43 Acres (or) 9870.00Sq.m.

In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Deputy Director(i/c), Virudhunagar District Town and Country Planning on 13.01.2025. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on 24.01.2025. 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.30/2025 and enclosed with 2 set of
original maps and gift deeded documents has been forwarded with it for further action.

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 12thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website
special conditions.

Special Conditions

1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas:
Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after
collecting the necessary fees the final layout sketch, permit of planning authority along with approval of local body shall be issued to the applicants
directly.

b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with
the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains,
water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. With reference to the 10thcited and 11thcited letter, the concern local body must issue the final approval after transfer of earmarked road, park
areas in favour concern local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu
Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to purchase in any
manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the
Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

4. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning Department has not legally
certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified
in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Anyperson wishing to purchase the property must
individually assert ownership of the property to the applicant. Also, is anyone else dispute arises individual rights over it, they can settle it before the
appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

5. As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs.14805.00, Dated: 17.12.2024
Centage Charges - Rs.14400, Dated: 20.02.2025
Sub Division Charges-Rs.19200, Dated.20.02.2025
Development charges-Rs.14805, dated.20.02.2025

Deputy Director(i/c)
District Town and Country Planning Office,
Virudhunagar District.

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document no.373/2025 dated.24.01.2025

Copy to
1 Mr.MuthuKrishnan,
D.No.4850-1 NGO colony, puthukottai post,
Puthukottai-622001.. 1 Set
2 Block Development Officer,
Rajapalayam Panchayat Union,
Rajapalayam Taluk,
Virudhunagar. 1 Set
3 Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. 1 Set
4 Rajapalayam Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1 Set
5 Assistant Director,
Survey Land Records, Virudhunagar. 1 Set
6 Thasildar,
Rajapalayam Taluk, Virudhunagar District. 1 Set
7 Superintendent Engineering,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Virudhunagar Electricity Distribution Circle,
Virudhunagar District. 1 Set and Gift deed document no. 374/2025, dated: 24.01.2025

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14805	17/12/2024
2	OSR Fee	351876	19/02/2025
3	Centage Charges	14400.00	20/02/2025
4	Development Charges	14805.00	20/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	19200.00	20/02/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Virudhunagar District.

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Assistant Director
Location:Virudhunagar
Date:2025.02.20 17:26:19



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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+91 9996 12 9996
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