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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2025-2026

Date: 1/30/26 10:25 PM

From:

Village Panchayat

Nageswari,Sevalpatti Pt office, Pin - 626140

To :

Thiru Dhinesh Babu,
2/148 West Street,
Appayanaickenpatti,
Vembakottai Block - 626127

Online Application Number: EB2567OZ

Sir/ Madam,

Sub :

Residential Layout - Virudhunagar District - Vembakottai Block - Sevalpatti Village Panchayat - Survey No.259/1A - 9295 Sq.m (2.30 Acre) - Final Approval Issued - Regarding.

Ref :

1. Applicant Thiru Dhinesh Babu Application No. EB2567OZ Dated 25.07.2025
2. Technical Clearance from Assistant Director, Town and Country Planning Office, Virudhunagar District Roc No. EB2567OZ Dated 09.09.2025
3. Union Engineer Inspection Report

Body:

According to the order of the Assistant Director of Town and Country Planning Office, Virudhunagar District in the reference 2nd cited, the residential layout formed in Survey No.259/1A Extent 9295 Sq.m (2.30 Acre) of Sevalpatti Village Panchayat, Vembakottai Block, Virudhunagar District has been granted vide LP/DDTCP/VRN 142/2025 (O) for 41 has been given final approval with the following conditions.

1) This order is issued based on the documents only submitted by the applicant. If any errors/irregularities will be found later, this order will be cancelled without intimation. And also, if any compliant is received against the guarantee and proved with sufficient evidence, this order will be cancelled.

2) In case of building construction in this plot, proper building license / permission should be obtained separately from the panchayat.

3) All guarantees and receipt issued by this office will be cancelled, if any order passed by the court regarding regularization of plot / tenement.
4) If any loss of amount will be mentioned in audit para, the applicant must be paid the amount as per objection raised.
5) This order does not apply to the plots located in streams / water bodies, encroachment and High Voltage Power Lines.
6) The applicant was fully responsibility to maintain the BT road, Street Lights and Drain for 5 years from the date of Handling over at their own cost.
7) Other Basic amenities work will be carried out by the panchayat only after sufficient residence are constructed.
8) Plot fee Rs. 41000/-, Layout Fee Rs.100050/-, Land Conversion Charge Rs. 50000/- and Distribution Line charges Rs.87640/- has been remitted by the applicant in appropriate account.

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

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.