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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: FUAR9B53/2025/TCP

Date: 8/28/25 6:05 PM

From:

Village Panchayat

Viluppanoor(po) Srivilliputtur(Tk) Virudhunagar District 626138

To :

S.SARAVANA PANDIAN
S/O.Seeniyappan
2/116, North Street,
Alankulam, Vembakottai TK.

Online Application Number: FUAR9B53

Sir/ Madam,

Sub :

FUAR9B53/2025/TCP Residential Layout-Office of the BDO/ Special Officer Villupanoor Panchayat-Virudhunagar District - Srivilliputhur Taluk- Srivilliputhur Panchayat Union - Villupanoor Panchayat – Villupanoor Village S.F.No. 1163/1, 1163/2, 1163/3 , 1163/4 , 1163/5 , 1163/6A– Site extent of 8910.00 Sq.m.(2.20 Acre) - Final Approval issued- forwarded for-further action – Regarding

Ref :

1.Applicant Mr.S.Saravana Pandian Online Application No. FUAR9B53/2025/TCP Date : 19/03/2025

2.Technical Clearance from Virudhunagar District Town and Country Planning Office, Virudhunagar, ROC No. FUAR9B53/2025/TCP Date : 16/06/2025

Body:

With reference to the Letter in the 1st Cited, Applicant has requested for the approval of Residential Layout in Virudhunagar District - Srivilliputhur Taluk - Srivilliputhur Panchayat Union- Vilupanoor Panchayat - Vilupanoor Village- S.F.No. 1163/1, 1163/2, 1163/3 , 1163/4 , 1163/5 , 1163/6A– Site extent of 8910.00 Sq.m.(2.20 Acre)

With reference to the Letter in the 2nd Cited, Technical Clearance has been issued from Virudhunagar District Town and Country Planning Office, Virudhunagar, ROC No. FUAR9B53/2025/TCP Date : 16/06/2025.
Further the applicant has submitted Gift Deed of Road and Road-Spl ayaeasandalsothe Are aallotted for Local Body Authority by handing over to the local body through gift deed No:3694/2025, Dated: 29.05.2025.
Hence, this residential layout is given approval with following conditions.
With reference to Inspection report of Panchayat Special Officer 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.
Further As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, under rule 3, Rs.1000 for each Plots, Scrutiny Charges of Rs. 48000/-has been Collected from Applicant though online Singe Window Portal website as Local Body Demand Fees.
FurtherAsperG.O.79 HousingandUrbanDevelopmentDepartment,dated:04.05.2017,underrule9, 3% Market Land Value as Land conversation charges of Rs.13200/- has been Collected and remittance into Government Account on 12.08.2025
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 irregularitie sand Owner ship disputeshad been found, the given approval will be Cancelled on the
immediate effect without any intimation to the Applicant.
4. In case of violation of the above conditions, the given approval will be Cancelled on the immediate effect without any intimation to the Applicant.
5.Further , As per G.O.MS.No 180 Date 05.12.2024 Layout Approval Fees Rs. 1/ Sq.Feet For 61,623 sq feet Rs. 123246/ has been Collected from applicant through online single window Portal website as Local Body Demond Fees.

Copy to
S.SARAVANA PANDIAN
S/O.Seeniyappan, 2/116, North Street,
Alankulam, Vembakottai TK.
Virudhunagar DT - 1 Set

1. Tamil Nadu Real Estate RegulatoryAuthority(TNRERA), No.1A, 1st Floor,

Village

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.08.28 18:05:10

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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