Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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: 2/2025-2026 Date 19.08.2025

Date: 8/19/25 8:28 AM

From:

Village Panchayat

"Achanthavilthan (po) Pillaiyarkulam (via)
Srivilliputtur (Tk) Virudhunagar District - 626137"

To :

1.V.Ramamoorthy S/O..Vengatasamy,and
1286, Ramasamy Nagar, Kanjanayakkanpatti Village,
Aruppukottai TK, Virudhunagar DT,
2.A.Subburaman,S/O.Achaiya,
200,Middle Street, Varagunaramapuram, Gopalapuram Village, Vembakootai TK, Virudhunagar DT

Online Application Number: 7TX2QMUO

Sir/ Madam,

Sub :

Residential Layout-Office of the BDO/ Special Officer Achamthavilthan Panchayat-Virudhunagar District Srivilliputhur Taluk-Srivilliputhur Panchayat Union - Achamthavilthan Panchayat – Achamthavilthan Village S.F.No. 1319/1, 1319/2, 1319/3 – Site extent of 39000.00 Sq.m.(9.63 Acre) - Final Approval issued - forwarded for-further action – Regarding

Ref :

1.Applicant Mr.V.Ramamoorthy and A.Sbburaman Online Application No. 7TX2QMUO/2025/TCP Date : 02/05/2025
2.Technical Clearance from Virudhunagar District Town and Country Planning Office, Virudhunagar, ROC No. 7TX2QMUO/2025/TCP Date : 10/06/2025.

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- Achamthavilthan Panchayat - Achamthavilthan Village- S.F.No. 1319/1, 1319/2, 1319/3 – Site extent of 39000.00 Sq.m.(9.63

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. 7TX2QMUO/2025/TCP Date : 10/06/2025.
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:2489/2025, Dated: 06.06.2025.
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 Electriclinewere 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. 2,24,000/-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.86670/- has been Collected and remittance into Government Account on 14.08.2025
Special Conditions
1. Patta Transfer of Public purpose lands to the Government has to be done by the Applicant.
2. ApprovalisonlyfortheResidentialLayout,furtherApprovalhastobereceivedforBuildingLicense Permit and for the Bore well Permit Separately.
3. IfanyLegalirregularitiesandOwnershipdisputeshadbeenfound,thegivenapprovalwillbeCancelled 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 3,10,566 sq feet Rs. 310566/ has been Collceted from applicant throgh online single window Portal website as Local Body Demond Fees.

Copy to
1.V.Ramamoorthy S/O..Vengatasamy,and
1286, Ramasamy Nagar, Kanjanayakkanpatti Village,
Aruppukottai TK, Virudhunagar DT,
2.A.Subburaman,S/O.Achaiya,
200,Middle Street,
Varagunaramapuram,
Gopalapuram Village,
Vembakootai TK,
Virudhunagar DT - 1 Set

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

Village

Signature valid
Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.08.19 08:28:55

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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