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RE REGULATORY RECORD

# RERA Document

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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: 01/2025-2026 **Date:** 2/9/26 10:01 PM

From:

Village Panchayat

Pakiyarathi, Nathikudi Pt office, Pin - 626137

To :

Thiru Pandian,
2/57 Agragaram Street,
Nathigudi - 626137.

Online Application Number: GSCP0MAB

Sir/ Madam,

Sub :

Residential Layout - Virudhunagar District - Nathigudi Village Panchayat - Nathigudi Village - Survey No.1023/2, 1024/2B - Extent 10775 Sq m (2.66 Acre) - Final Approval issued - Regarding.

Ref :

1. Applicant Thiru Pandian Application No.GSCP0MAB Dated 12.06.2025
2. Technical Clearance from Assistant Director, Town and Country Planning Office, Virudhunagar District Roc No.GSCP0MAB/2025/TCP Dated 07.10.2025
3. Union Engineer Inspection Report

Body:

According to the technical clearance of the Assistant Director of Town and Country Planning Office, Virudhunagar District in the reference 2nd cited and LP/DDTCP/VRN No.165/2025 (O), the residential layout formed in Survey No.1023/2, 1024/2B - Extent 10775 Sq m (2.66 Acre) of Nathigudi Village in Nathigudi Village Panchayat of Vembakottai Block, Virudhunagar District 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, it 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 issued.
5) This order does not apply to the plots located in streams / water bodies encroachment and High Voltage power lines.
6) Road, Street Lights, Drainage and 10000 Lt OHT has been provided the applicant in the Layout.
7) The applicant was fully responsible to maintain the BT Road, Street Lights and Drain for 5 years from the date of Handling over at their own cost.
8) Other Basic amenities work will be carried out by the panchayat only after sufficient residence are constructed.
9) Plot fee Rs.54000/-, Layout Fee - Rs.115981/-, Land Conversation Charges - Rs.50000/- and Distribution Line Charges - Rs.126000/- 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

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# 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.