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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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: OMYWRVYP/2025/TCP

Date: 3/15/25 5:40 PM

From:

Village Panchayat

Virudhunagar_Cholapuram

To :

MR.S.GANESHRAJA,
G.SAKTHI,
S.VIDHYA,
D.NO.313, MUHIL VANNAM PILLAI STREET,
RAJAPALAYAM,
VIRUDHUNAGAR.

Online Application Number: OMYWRVYP

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District – Rajapalayam Taluk/Rajapalayam Panchayat Union, Cholapuram Panchayat, Cholapuram-2 Village - S.Nos.1480/2A1A3, 1480/2A1A4, 1480/2A1A5 Extent of 0.7753 Acers or 3139.00 Sq.m – Residential Layout Approval Issued Recording.

Ref :

Applicant MR.S.GANESHRAJA, G.SAKTHI, S.VIDHYA, - Online Application. OMYWRVYP/2025/TCP, Dated: 12.11.2024.

Body:

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District – Rajapalayam Taluk/Rajapalayam Panchayat Union, Cholapuram Panchayat, Cholapuram-2 Village - S.Nos.1480/2A1A3, 1480/2A1A4, 1480/2A1A5 Extent of 0.7753 Acers or 3139.00 Sq.m. Technical approval from Office of Residential Planning and Deputy Director of Town Planning vide letter No: OMYWRVYP/2025/TCP for residential plot located at the site As mentioned in the said order to issue and approve the plot plan,
layout approvel fee of Rs.3.22/- per Sq.m,3139.00 Sq.m Rs.10125.00 Estimation Preparation Rs.1000 Per Plat 20 Rs.20000 and inspection fees Rs.1000/-and Total amount 31125/- has

been paid into Panchayat Fund account on 13.03.2025
Body:
through e-transfer. Therefore, as per the technical approval given in the letter of the Deputy Director of Urban Development and also on the basis of the sub-plot conditions and special conditions and special conditions received along with the relevant fees. Being paid, it is hereby ordered that the allotment be granted subject to the following conditions
Body:
Received along with the relevant fees. Being paid, it is hereby ordered that the allotment be granted subject
to the following conditions
Conditions:
1. When building is constructed in approved houses, building license fee is paid separately and building license is issued to the local authority Must receive
2. The places reserved for public use by the petitioner registered by the petitioner at his own risk to the Govt
Change of belt for name should be done
3. The petitioner shall not carry out any construction on the allotted land.
4. To find out any defects or irregularities in the land license and plot size details of the individual house. If it is known that the conditions mentioned in the letter seen in view 2 have been violated, this order shall not apply Will be canceled without prior notice.
5. The special conditions and allotment conditions annexed hereto shall be strictly adhered to In the event that the allotment approval issued is hereby canceled without any further notice is reported
6. The panchayat will take any sums due during the following periods mentioned in the said plot It is hereby notified that action should be taken

Village

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.03.15 17:40:59

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.