Layout Application - Final Approval Letter

Roc No: 4/25-26

Date: 3/16/26 12:41 PM

From:

Village Panchayat

Kooraikundu

To :

P.ARUN BALAJI and two others,
18,MELA RATHA VEETHI,
VIRUDHUNAGAR,626001

Online Application Number: 81DA1S9S

Sir/ Madam,

Sub :

Residential Layout - Office of Koori kundu panchayat /Kottai patti Village,Virudhunagar Taluk, Virudhunagar District, S.no:– 286/2A2, 287/1A1,287/1A2, Kottai patti Village, Koori kundu Panchayat, Virudhunagar Taluk, Virudhunagar District, Extent 9335.00Sq.m(2.30Acre)-Technical Clearance issued - forwarded for further action – Regarding

Ref :

1.Application ReferenceNo. 8IDAIS9S /2026/TCP received through Single Window Portal Mr. P.ARUN BALAJI and two others,Dated: 04.12.2025.
2. Road pattern plan approved by the District Town and country planning Office,Virudhunagar, dated: 24.12.2025.
3. Letter Roc.No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai(Circular).
4. Gift deed document No:Road gift Deed-141/2026, dated:08.01.2026and EB gift Deed-140/2026, dated: 08.01.2026Uploaded by the Applicant Mr. P.ARUN BALAJI and two others Dated: 08.01.2026.
5.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.No.18,Department of Municipal Administration and Water supply, Dated:04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Housingand Urban Department, Dated:09.12.2020.
8.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development

Department, Dated:30.08.2017.
Ref :
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning,Chennai (Circular).
12.Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai(Circular).
13. Demand raised for payment of OSR charges and Centage charges and Development Charges respectively dated 27.02.2026 and 03.03.2026.
14. Paymentof OSR charges and Centage charges and Development Charges received from the applicant respectively on 27/02/2026 and 03/03/2026.(Payment of OSR and Centage Fee)
15. Koori kundu Panchayat Resolution No. 04/2025-2026

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (ReferenceNo. 8IDAIS9S /2026/TCP)to an extent of Acre 2.30 in the landbearing S.No. 286/2A2 ,287/1A1 ,287/1A2, Kottai patti village / koori kundu Panchayat, Virudhunagar Panchayat union Final order issued.
SPECIAL CONDITIONS:
1. This office has not legally certifiedthe title to the ownership by granting the technical clearance and planning permission. Only the entitlement to Develop the land by the applicant is verified through the documents uploaded in the web portal.Any person wishing to purchase the property must Individually as certain the ownership of the property of the developer/seller.If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners/developers shall be allowed either to carryout Infrastructure development works as per the standards specified by the local body Concerned or to pay the estimate cost to the local body.Concerned local body shall prescribe the standards for the provisions of basic Infrastructure like roads,drains, water supply etc.forthe layout, asper existing rules. Before taking over the Infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the worked one by the owners/developers.
And the applicant has paid
Land conversion charges and Development Charges, Water Distribution Pipe Line Charges (Rs.76000.00Payment date: 16/03/2026) as per G.O.79. Housing and UrbanDevelopment Department, Dated:04.05.2017.

Village

Signature valid
Signed by: Village Panchayat President
Location:Virudhunagar
Date:2026.03.16 12:41:26