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Layout Application - Final Approval Letter

Roc No: 3/2025-2026 Date: 6/16/25 12:57 PM

From:

Village Panchayat

Viluppanoor(po) Srivilliputtur(Tk) Virudhunagar District 626138

To :

M.ANBUSELVI, M.PANCHAVARNAM
S.MUTHULAKSHMI

62-5A-1, Sukkiravarpatti Road, Thiruthangal,Sivakasi. Virudhunagar

Online Application Number: F3DNTSGL

Sir/ Madam,

Sub :

Residential Layout-Office of the BDO/ Special Officer Villuppanoor Panchayat-Virudhunagar District-Srivilliputhur Taluk-Srivilliputhur Panchayat Union - Villuppanoor Panchayat – Krishnankovil Village-S.F.No. 1335/2,3, 1338/2A,1A1 – Site extent of 7304.00 Sq.m. - Final Approval issued - forwarded for further action – Regarding

Ref :

1.Applicant M.ANBUSELVI, M.PANCHAVARNAM S.MUTHULAKSH Online Application No. F3DNTSGL /2025/TCP Date :12/05/2025

2.Technical Clearance from Virudhunagar District Town and Country Planning Office, Virudhunagar, ROC No. F3DNTSGL/2025/TCP, dated: 12.05.2025.

Body:

With reference to the Letterin the 1st Cited,Applicant has requested for the approval of Residential Layout in Virudhunagar District - Srivilliputhur Taluk - Srivilliputhur Panchayat Union- Villuppanoor Panchayat - Krishnankovil Village- S.F.No. 1335/2,3, 1338/2A,1A1 – Site extent of 7304.00 Sq.m.

With reference to the Letterinthe2nd Cited,Technical Clearance has been issued from

Virudhunagar District Town and Country Planning Office, Virudhunagar, ROC No. F3DNTSGL/2025/TCP, dated: 12.05.2025.

Further the applicant has submitted Gift Deed of Road and Road-SplayareasandalsotheAreaallottedfor Local Body Authority by handing over to the local body through gift deed No:3224/2025, Dated:09.05.2025. Hence, this residential layout is given approval with following conditions.

With reference to Inspection report of Panchayat President Villupanoor Panchayat - No Building has been Constructedinthe Proposed Layout Site-NoHT/LT/TowerElectriclinewerecrossingtheProposed 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,ScrutinyChargesofRs.37,000/-has been Collected from Applicantthoughonline 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.97,200/- has been Collected

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. Incaseofviolationoftheaboveconditions,thegivenapprovalwillbeCancelledontheimmediateeffect without any intimation to the Applicant.

Copy to

M.ANBUSELVI, M.PANCHAVARNAM S Muthulakshmi
62-5A-1, Sukkiravarpatti Road, Thiruthangal,Sivakasi. Virudhunagar - 1 Set
1. Tamil Nadu Real Estate RegulatoryAuthority(TNRERA), No.1A, 1st Floor,

Village

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.06.16 12:57:05



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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