Layout Application - Final Approval Letter

Roc No: 1/2025-2026

Date: 11/13/25 7:54 AM

From:

Village Panchayat

Panchayat Office Venkatachalapuram, Sattur Block

To :

Shanmugakani J
105, Railway Feeder Road,
Sattur,Virudhunagar,626203

Online Application Number: H7U9XTEM

Sir/ Madam,

Sub :

Residential Layout - Office of the Block Development Officer/ Special Officer Venkatachalapuram Panchayat -Virudhunagar District – Sattur Taluk - Sattur Panchayat Union- Venkatachalapuram Panchayat – Padanthal Village- S.F.No. 171/1A, 172/2C4– Site extent of 8539.00 Sq.m (2.11Acre)- Final Approval issued - forwarded for further action – Regarding

Ref :

1. Applicant Mr. Shanmugakani,J - Online Application No. H7U9XTEM/2025/VNR, Dated: 08.03.2025.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 11.03.2025.
3. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
4. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
   G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
6. G.O.186.Housing and Urban Development Department, dated 09.12.2020.G.O.141, Housing and Urban Development Department, dated 16.07.2022.
7. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
8. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1 dated 08.09.2017.

9. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
10. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
11. Residential Layout - Office of the Block Development Officer/ Special Officer Venkatachalapuram Panchayat -Virudhunagar District – Sattur Taluk - Sattur Panchayat Union – Venkatachalapuram Panchayat - Padanthal Village- S.F.No 171/1A, 172/2C4– Site extent of 8539.00 Sq.m (2.11 Acre) - Final Approval issued.
12. Assistant engineer, Block Development Office, Sattur report dated 08.11.2025

Body:

With reference to the Letter in the 1st Cited, Applicant has requested for the approval of Residential Layout in Virudhunagar District - Sattur Taluk - Sattur Panchayat Union- Venkatachalapuram Panchayat – Padanthal Village- S.F.No. 171/1A, 172/2C4– Site extent of 8539.00 Sq.m (2.11 Acre)
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With reference to the Letter, Technical Clearance has been issued from Virudhunagar District Town and Country Planning Office, Virudhunagar, ROC No. H7U9XTEM/2025/TCP, date:11.03.2025

Further the applicant has submitted Gift Deed of Road and Road-Splay areas and also theArea allotted for Local Body Authority by handing over to the local body through gift deed No:2790/2025, Dated:19.03.2025 and Gift deed (TANGEDCO) document no. 2789/2025, dated: 19.03.2025. Hence, this residential layout is given approval with following conditions.

As per the condition, the layout has been approved and approved number is issued as LP/DDTCP/VRN No. 57/2025. With reference to Inspection report of Special Officer, Venkatachalapuram Panchayat - No Building has been Constructed in the Proposed Layout Site - No HT/LT/Tower Electric line were crossing the Proposed Layout Site - No Burial grounds were located within 30m from the Proposed Layout Site.

With reference to the Letter in the 3rd Cited, Venkatachalapuram Panchayat Office Resolution No. 45/2025-2026, dated: 10.11.2025, for the Approval of Residential Layout in Virudhunagar District - Sattur Taluk -
Sattur Panchayat Union-Venkatachalapuram Panchayat – Padanthal Village- S.F.No. 171/1A, 172/2C4– Site extent of 8539.00 Sq.m (2.11 Acre) - Plots No. 1 - 22. The Residential Layout had been approved and Approved Number is issued as 01/2025-2026.

Further As per G.O.79 Housing and Urban Development Department, dated: 11.09.2025, under rule 3, Rs.1000 for each Plots Rs. 22000/-, Scrutiny Charges of Rs.12809/- has been Collected from Applicant though online Singe Window Portal website as Receipt Number 2025030843776 Demand Fees. Date: 08.03.2025.

Further As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, under rule 9, 3% Market Land Value as Land conversation charges, Layout charges of Rs.302745/- has been Collected from Applicant though online Singe Window Portal website as Local Body Receipt Number 2025110743776, dated 07.11.2025.

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709).

Special Conditions:

1. Patta Transfer of Public purpose lands to the Government has to be done by the Applicant.
2. Approval is only for the Residential Layout, further Approval has to be received for Building License Permit and for the Bore well Permit Separately.
3. If any Legal irregularities and Ownership disputes had been found, the given approval will

be Cancelled
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.

Copy to

1. Tamil Nadu Real Estate
   Regulatory Authority (TNRERA),
   No.1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai - 600 008. - 1 Set

2. Sattur Sub-Register,
   Virudhunagar District-Register Office,
   Virudhunagar District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.11.13 07:54:59