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Layout Application - Final Approval Letter



Roc No: 01/2024-2025

Date: 3/4/25 12:40 PM

From:

Village Panchayat

Kullursandhai village Panchayat
Aruppukottai block

To :

Tmt.Pawn Meena,
W/o.Satheeshkumar
No:3/3/F, FF road,
Rosalpa Village,
Virudhunagar -626 001.

Online Application Number:

AVKYW1Y2

Sir/ Madam,

Sub :

Residential Layout -
Office of the Virudhunagar District Town and Country Planning – Virudhunagar District-
Aruppukottai Taluk/
Panchayut Union –
Kullursandhai Panchayat/Village –
S.no:72/4B1 – Extent-27450
Sq.m(6.78Acre)-
FINAL APPROVAL ISSUED - Forwarded For Further
Action– Regarding.

Ref :

1. Applicant Tmt.Pawn Meena, Online Application No: AVKYW1Y2, dated: 03.07.2024.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated:20.07.2024.
3. Joint Director Agriculture Department, Letter No.3/16195/2023, Dated:18.12.2023
4. Applicant Tmt.Pawn Meena Letter dated Sale deed (Local Body) document NO: 4769/2024, dated:25.07.2024 and Sale deed (TANGEDCO) document No. 4768/2024, dated: 25.07.2024.

Body:

With Reference To The letter In The 1st Cited, Applicant Has Requested For The Approval Of Residential Layout In Virudhunagar District, Aruppukottai Taluk – Aruppukottai Panchayat Union – KULLURSATHAI Panchayat / Village –72/4B1

Site Extent-27450 Sq.m. In the continuation, with

reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Deputy Director(i/c), Virudhunagar District Town and Country Planning on 20.07.2024. Further the applicant has submitted Sale deed of road and road splay areas by handing over to the local body on 25.07.2024. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as LP/DDTCP/VRN No.92/2024(O) and enclosed with 2 set of original maps and Sale deeded documents has been submitted.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately.
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
5. As per circular in 13th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

With reference to inspection report of special officer/block development officer (village panchayat) kullursanthai 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.

For the approval of residential layout in Virudhunagar district-aruppukottai taluk -aruppukottai panchayat union-Kullursathai panchayat-Kullursanthai village -S.No: 72/4B1
Site extent of 27450 Sq.m.plots no.1-134.the residential layout had been approved and approved number is issued as
01/2024-2025.

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots.scrutiny charge of rs.134000. has been collected from applicant though online single window portal website
As Local Body Demand Fees.

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of nonplanned area rule 9,3%market land value as land conversation of Rs.40680 has been collected from applicant though E.KARUVULAM c.no 20250303007195 date: 03/MAR/2025.

As per G.O.79 Rural development and panchayat raj department, dated: 04.05.2017, under rule rs.1.5 for sq ,scrutiny charges of rs.336509 has been collected from applicant though online single window portal website as Local Body Demand Fees AND cheque.

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 information to the Applicant.

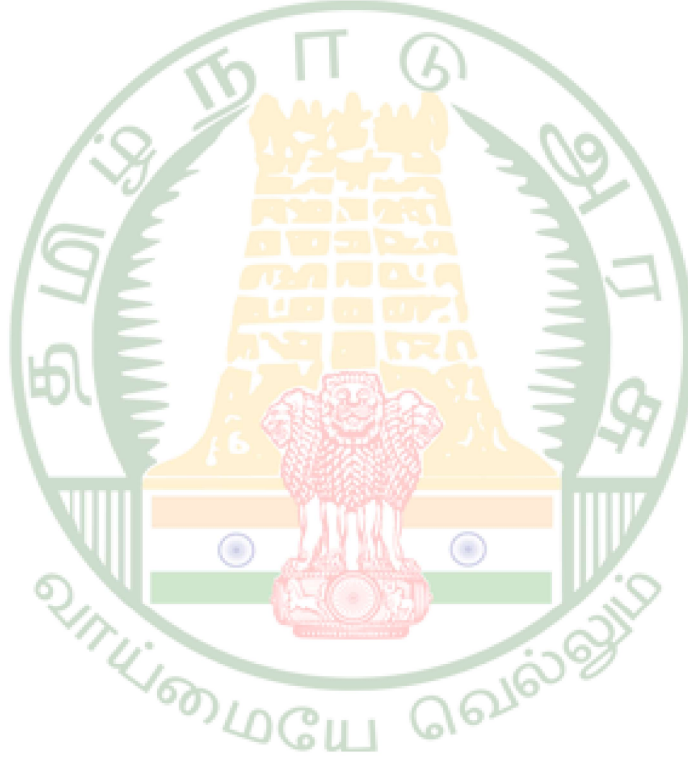
4. The applicant has agreed to provide other facilities like roads, rainwater etc

Through drainage and water supply facilities

Applicant agrees to construct necessary OHT, provide necessary street lights. (As per the standards specified by the local body.

5. In case of violation of the above conditions , the given approval will be Cancelled on the immediate effect

Village



Validity unknownSignature valid

Signed by: Village Panchayat President
Location: Virudhunagar
Date: 2025.03.04 12:40:36





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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



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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