Layout Application - Final Approval Letter

Roc No: 01/2025-26

Date: 5/16/25 12:12 PM

From:

Village Panchayat

Maraneri Panchayat Office,
Maraneri Panchayat,
Maraneri post -626 124

To :

Mr.S.Rajendran
24 South street,Varagunaramapuram
Gopalapuram
Virudhunagar

Online Application Number: DGKJ9XMS

Sir/ Madam,

Sub :

Residential Layout - Office of the Panchayat Special officer Maraneri Panchayat -Virudhunagar District – Sivakasi Taluk - Sivakasi Panchayat Union-Maraneri Panchayat - Maraneri Village- S.F.No. 825/2, 825/3A, 826/1A– Site extent of 6450.0 Sq.m- Final Approval issued. - Regarding.

Ref :

1. Applicant Mr.Rajendran - Online Application No. DGKJ9XMS/2025, Dated: 09.04.2025.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 16.04.2025.
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.
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of MunicipalAdministration andWater Supply dated 31.01.2020.
7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department,
dated 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no. 13686/2017/LA1 dated 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.

12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.

Body:

With reference to the Letter in the 1st Cited, Applicant has requested for the approval of Residential Layout in Virudhunagar District - Sivakasi Taluk - Sivakasi Panchayat Union- Maraneri Panchayat - Maraneri Village- S.F.No. 825/2, 825/3A, 826/1A – Site extent of 6450.0 Sq.m.

With reference to the Letter, Technical Clearance has been issued from Virudhunagar District Town and Country Planning Office, Virudhunagar dated at:28.04.2025.

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:4527/2025, Dated:23.04.2025 and Gift deed (TANGEDCO) document no. 4528/2025, dated: 23.04.2025. 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. 77/2025

With reference to Inspection report of Panchayat Special officer Maraneri 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, Maraneri Panchayat Office Resolution No. SVK/VIS/Layout 01/2025-2026, dated: 15.05.2025, for the Approval of Residential Layout in Virudhunagar District District - Sivakasi Taluk -Sivakasi Panchayat Union- Maraneri Panchayat - Maraneri Village- S.F.No. 825/2, 825/3A, 826/1A – Site extent of 6450.0Sq.m. - Plots No. 1 - 26. The Residential Layout had been approved and Approved Number is issued as Layout 01/2025-2026.

Further As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, under rule 3, Rs.1000 (26 X1000) for each Plots, Scrutiny Charges of (50292Sq.Ft X5)Rs.251460and inspection Fees Rs 2000,Total amount is 279460/- has been Collected from Applicant though online Singe Window Portal website as Local Body Demand Fees. Date: 15.05.2025.

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 of Rs.14040/- has been Collected from Applicant though online E-Challan Number 20250515011224, dated 15.05.2025.

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-AS22709).

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. Mr.S.Rajendran
24 South street,Varagunaramapuram
Gopalapuram
Virudhunagar - 1Set
2.Block Development officer
Sivakasi panchayat union
Sivakasi taluk
Virudhunagar 1Set
3. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. - 1 Set
4. Sivakasi Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1Set
5.Assistant Director
Survey and records-Virudhunagar 1Set

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.05.16 12:12:31