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Layout Application - Final Approval Letter

Roc No: FVFGNYWQ/2025/TC
P Dt. 28/01/2025

Date: 2/28/25 8:08 PM

From:

Village Panchayat

"Srivilliputtur (po) srivilliputtur (Tk)
Virudhunagar District - 626125"

To :

Mr.P. Dhanasekar
5/165,Mahatma Nagar,Vanniyampatti Vilakku,
Padikasuvaithanpatti Village,
Srivilliputtur Taluk,
Virudhunagar 626125.

Online Application Number: FVFGNYWQ

Sir/ Madam,

Sub :

Residential Layout - Office of the Panchayat Spl Officer Kottaipatti panchayat – Virudhunagar District – Srivilliputtur Taluk- Srivilliputtur Panchayat Union – Kottaipatti Panchayat - Ponnanganni Village S.F.No. 29B/1A,29B/2,29B/3C1 & 64B/2A1 - Site Extent 9506.00 sq.m - Final Approval issued -forwarded for further action – Regarding

Ref :

Applicant Mr.P.Dhanasekar Online Application No.FVFGNYWQ/2025/TCP Dt.28/01/2025

Body:

With reference to the Letter in the 1st Cited, Applicant has requested for the approval of Residential Layout in Virudhunagar District – Srivilliputtur Taluk- Srivilliputtur Panchayat Union – Kottaipatti Panchayat - Ponnanganni Village S.F.No. 29B/1A,29B/2,29B/3C1 & 64B/2A1 - Site Extent 9506.00 sq.m .

With reference to the Letter in the 2nd Cited, Technical Clearance has been issued from Virudhunagar

District Town and Country Planning Office, Virudhunagar, ROC No. FVFGNYWQ/2025/TCP , dated: 28/01/2025
Further the applicant has submitted Gift Deed of Road and Road-Splay areas and also the Area allotted for Local Body Authority by handing over to the local body through gift deed No: 311/2025 dated.20.01.2025

Hence, this residential layout is given approval with following conditions.

With reference to Inspection report of Panchayat Spl. Officer Kottaipatti 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, Kottaipatti panchayat officer for the Approval of Residential Layout in Virudhunagar District – Srivilliputtur Taluk- Srivilliputtur Panchayat Union – Kottaipatti Panchayat - Ponnanganni Village S.F.No. 29B/1A,29B/2,29B/3C1 & 64B/2A1 - Site Extent 9506.00 sq.m.Plots No.1 - 43.The Residential Layout had Been Approved and approval Numbers is issued as 01/2024-2025

Further As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, under rule 3, Rs.1000 for each Plots, Scrutiny Charges of Rs.43,000/- has been Collected from Applicant though online Singe Window Portal website as Local Body Demand Fees.

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.21,150/-has been Collected.

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. 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 without any intimation to the Applicant.

Copy to

P.Dhanasekar
5/165,Mahatma Nagar,Vanniyampatti Vilakku,Padikasuvaithanpatti Village,Srivilliputtur Taluk, Virudhunagar 626125.

Village



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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.



empowering your real estate decisions with smart tools

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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