Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 2/4/26 11:59 AM

From:

Village Panchayat

"Vaithilingapuram(po) Rajapalyama(Tk)
Virudhunagar District - 626154"

To :

1.Mr.P.S.Karthikeyan 2.Mrs.Kayathri devi 3.Aniruddh Subramaniam 4.Adarshshreeram,
D.No.19B,Chinnayaraja street,
Rajapalayam town,
Virudhunagar.

Online Application Number: DUV19ZUG

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning –Virudhunagar District –Rajapalayam Taluk-Srivilliputhur Panchayat union –Kothankulam Panchayat/Village, S.Nos.382/1, 382/2, 382/3, 382/4A– Exent of 2.27 Acres (or)9197.09Sq.m - Final Approval issused- forwarded for further action-regarding

Ref :

1. Applicant Mr.P.S.Karthikeyan and 3 others - Online Application. DUV19ZUG, Dated: 07.07.2025.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated:24.07.2025.
3. Applicant Mr.P.S.Karthikeyan and 3 others Letter dated Gift deed (Local Body) document no.3765/2025 dated.29.07.2025,and (TANGEDCO) document no.3766/2025, dated: 29.07.2025 .
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.

Body:

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 136/2025 and enclosed with 2 set of original maps and

gift 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 13thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamil Nilam website special conditions.

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

Residential Layout - Office of the Virudhunagar District Town and Country Planning –Virudhunagar District –Rajapalayam Taluk-Srivilliputhur Panchayat union –Kothankulam Panchayat/Village, S.Nos.382/1, 382/2, 382/3, 382/4A– Exent of 2.27 Acres (or) 9197.09Sq.m plots no.1-45 .The residential layout had been approved and approved number is issued as 01/2025-2026.

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of nonplanned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. scrutiny charge of Rs.45000. has been collected from applicant though online singe window portal website As Local Body Demand Fees.

As per G.O.79 Rural development and panchayat raj department, dated: 04.05.2017, under rule rs.2 for sqft, scrutiny charges of Rs.129980 has been collected from applicant though online single window portal website as Local Body Demand Fees.

Applicant Provided Street Light , Drainage and BT Road at Layout site .

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. An agreement has been received from the owner regarding the rectification of drainage work as pointed out by union engineer within 15 days of the receipt of final order.if not rectified they accepted to take any legal action against them and to cancel the approval.
5. In case of violation of the above conditions , the given approval will be Cancelled on the immediate Effect
6.Promoter has made an agreement to remit amount in future as per audit para and higher official Instructions.
7. Promoter has made an agreement to cancel layout Approval in case of violation of agreement in future.

Copy to
1 1.Mr.P.S.Karthikeyan 2.Mrs.Kayathri devi 3.Aniruddh Subramaniam 4.Adarshshreeram,
D.No.19B,Chinnayaraja street,
Rajapalayam town,
Virudhunagar. 1 Set
2 Block Development Officer,
Srivilliputhur Panchayat Union,
Rajapalayam Taluk,
Virudhunagar. 1 Set

3 Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. 1 Set
4 Rajapalayam Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1 Set
5 Assistant Director,
Survey Land Records, Virudhunagar. 1 Set
6 Thasildar,
Rajapalayam Taluk, Virudhunagar District. 1 Set
7 Superintendent Engineering,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Virudhunagar Electricity Distribution Circle,
Virudhunagar District. 1 Set and Gift deed document no. 3766/2025, dated: 29.07.2025

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Virudhunagar
Date:2026.02.04 11:59:30