Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: J2SNAPF4/2025/TCP

Date: 5/28/25 3:21 PM

From:

Village Panchayat

"Pillaiyarkulam(po) srivilliputtur (Tk)
Virudhunagar District - 626137"

To :

Mr.SUBBURAMAN AND MAHALINGAM, NO:200, MIDDLE STREET, VARAGUNARAMAPURAM, GOPALAPURAM

Online Application Number: J2SNAPF4

Sir/ Madam,

Sub :

Layout Approval

Ref :

Applicant Mr.SUBBURAMAN and MAHALINGAM Online Application No:J2SNAPF4, Dated:15.04.2025 2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated:28.04.2025 3. Joint Director Agriculture Department, Letter No.3/4658/2025, Dated:17.04.2025 4. Applicant Mr.SUBBURAMAN and MAHALINGAM Letter dated Gift deed (Local Body) Document No.3038/2025 dated:02.05.2025 and Gift deed (TANGEDCO) doucument No.3039/2025, dated 02.05.2025 5. circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020 6.G.O.138, Housing and Urban Development Department dated:04.06.2004, 7.G.O.79, Housing and Urban Development Department, Dated:04.05.2017 8. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16 and G.O.16, Department of Municipal Adminstration and Water Supply dated 31.01.2020 9. G.O.181, Housing and Urban Development Department, dated 09.12.2020 10. G.O.141, Housing and Urban Development Department Dated 16.07.2022 10. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.

13. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
14. Demand Payment Request letter dated 05.05.2025 (Requiring Payment of Centage charge
15.Applicant Mr.SUBBURAMAN and MAHALINGAM letter dated.05.05.2025

Body:

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Virudhunagar
District, Srivilliputhur Taluk
Srivilliputhur Panchayat union -Pillaiyarkulam Panchayat- Pillaiyarkulam Village, S.Nos. S.Nos.769/2A2 – Exent of 1.95 Acres
(or) 7895.00Sq.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 28.04.2025. Further the applicant has submitted gift deed of road and road
splay areas by handing
over to the local body on 02.05.2025. 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.83/2025 and
enclosed with 2 set of
original maps and gift deeded documents has been forwarded with it for further action.
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 12thcited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in
Tamilnilam website
With reference to inspection report of special officer/block development officer (village panchayat) Pillaiyarkulam 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 - Virudhunagar District –Rajapalayam Taluk
Srivilliputhur Panchayat union -Kalangaperi Panchayat-Arasiyarpatti Village, S.Nos.769/2A2- Exent of 1.95 Acres (or)
7895.00Sq.m.
plots no.1-42.the residenal 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 scruny fee for each plots. scruny charge of rs.42000. 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
Body:

rs.1.5 for sq ,scruny charges of rs.68593 has been collected from applicant though online single window portal website as Local Body Demand Fees
special conditions
1. Paa Transfer of Public purpose lands to the Government has to be done by the Applicant.
2. Approval is only for the Residenal Layout, further Approval has to be received for Building License Permit and for the Bore well Permit Separately.
3. If any Legal irregularies and Ownership disputes had been found, the given approval will be Cancelled
on the immediate effect without any informaon to the Applicant.
4. The applicant has agreed to provide other facilies like roads, rainwater etc
Through drainage and water supply facilies
Applicant agrees to construct necessary OHT, provide necessary street lights. (As per the standards specified by the local body.
5. In case of violaon of the above condions , the given approval will be Cancelled on the immediate Effect

Copyto
1. Mr.SUBBURAMAN AND MAHALINGAM, NO:200, MIDDLE STREET, VARAGUNARAMAPURAM, GOPALAPURAM Virudhunagar. 1set
2 Block Development Officer,
Srivilliputhur Panchayat Union,
Srivilliputhur 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 Srivilliputhur Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1 Set
5 Assistant Director,
Survey Land Records, Virudhunagar. 1 Set
6 Thasildar,
Srivilliputhur Taluk, Virudhunagar District. 1 Set
7 Superintendent Engineering,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Virudhunagar Electricity Distribution Circle,
Virudhunagar District.
Village

Village

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.05.28 15:21:37



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate