Layout Application - Final Approval Letter

Roc No: 01/2026-2027 **Date:** 5/22/26 7:46 PM

From:

Village Panchayat

Achankulam (po) srivilliputtur (Tk) Virudhunagar District - 626141

To :

Mr.S.Marimuthu & CM Ram Kumar
D.No: 16, Nakkamangalam
Achankulam, Malli
Enjar, Sivakasi
Virudhunagar – 626141

Online Application Number: ZHC8G9NG

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District – Srivillipudur Taluk – Srivillipudur Panchayat Union, Achankulam Panchayat - Muthuvenkatarayapuram Village- S.No: 409/6A, 433/1A1A, 1A1B – Site extent of 5875 Sq.m.-Final Approval issued - forwarded for further action – Regarding.

Ref :

1. Applicant Mr.S.Marimuthu & CM Ramkumar - Online Application No. ZHC8G9NG , Dated: 07.02.2026.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 12.03.2026.
3. Joint Director Agriculture Department, Letter No.3/20192/2026 Dated. 23.02.2026
4. Applicant Mr.S.Marimuthu & CM Ramkumar Letter dated Gift deed (Local Body) document no.2040/2026, dated:17.03.2026 and Gift deed (TANGEDCO) document no. 2035/2026, dated: 17.03.2026.

Body:

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in Virudhunagar District , Srivillipudur Taluk – Srivillipudur Panchayat Union, Achankulam Panchayat -Muthuvenkatarayapuram Village- S.No: 409/6A, 433/1A1A, 1A1B – Site extent of 5875 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, Virudhunagar District Town and Country Planning on 12.03.2026. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body through gift deed No: 2040/2026, Dated: 17.03.2026.
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: 60/2026 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 13thcited, 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) Achankulam 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 – Srivillipudur Taluk – Srivillipudur Panchayat Union, Achankulam Panchayat - Muthuvenkatarayapuram Village- S.No: 409/6A, 433/1A1A, 1A1B – Site extent of 5875 Sq.m.- Plots no.1-28.The residential layout had been approved and approved number is issued as 01/2026-2027.

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 plot. Scrutiny charge of Rs.28,000. has been collected from applicant though online singe window portal website As Local Body Demand Fees.

As per G.O.180 Rural development and panchayat raj department, dated: 05.12.2024, under rule Rs.2 for sqft, scrutiny charges of Rs. 76,665 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 nonplannedarea rule 9,3%market land value as land conversation of Rs.8700 has been collected from applicant though E.KARUVULAM C.no 20260515010932 date: 15/May/2026

Applicant Provided Street Light , Drainage,BT Road and distribution pipeline 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,BT ROAD (disposable point for all drainage) as pointed out by BDO (VPt/AE)ofter sale of 50% plots. 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 any loss amount pointed out 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 Mr.S.Marimuthu & CM Ram Kumar
D.No: 16, Nakkamangalam
Achankulam, Malli
Enjar, Sivakasi
Virudhunagar - 626141 1 Set
2 The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNERA Building,
No:133,G- Block, I Avenue
Anna Nagar (East), Chennai-600102. 1 Set
3 Srivillipudur Sub-Register,
Virudhunagar District-Register Office,
Virudhunagar District. 1 Set
4 Assistant Director,
Survey Land Records, Virudhunagar. 1 Set
5 Thasildar,
Srvillipudur Taluk,
Virudhunagar District. 1 Set
6 Block Development Officer
Srivillipudur Block Development Office
Srivillipudur, Virudhunagar 1 Set
7 Superintendent Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Utkadai M.Pudhupatti Electricity Distribution Circle,
Virudhunagar District. 1 Set and Gift deed document no. 2035/2026, dated: 17.03.2026.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Virudhunagar
Date:2026.05.22 19:46:29