Layout Application - Final Approval Letter

Roc No: 1/26-27 **Date:** 4/21/26 3:45 PM

From:

Village Panchayat

Sivagnanapuram panchayat office-626001
Virudhunagar union

To :

Mrs. Akalya J And Two Members, 4,Muthusamy Street,Virudhunagar-626001

Online Application Number: J7UAH4ES

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District - Virudhunagar Taluk /Panchayat Union - Sivaganapuram Panchayat, Village-S NO: 21/1 Extent 6800.00sq.m (1.68 Acre)- Sivaganapuram panchayat / Allampatti Village,Virudhunagar Panchayat union, Virudhunagar Taluk, Virudhunagar District, Technical Clearance issued -forwarded for further action– Regarding

Ref :

1.Application ReferenceNo. J7UAH4ES/2026/TCP received through Single Window Portal from Dated : 27.01.2026
Mrs. Akalya J And Two Members, 4,Muthusamy Street,Virudhunagar-626001
2. Road pattern plan approved by the District Town and country planning Office,Virudhunagar, dated: 05.03.2026.
3. Letter Roc.No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document No:Road gift Deed- 934/2026, dated:10.03.2026 and EB gift Deed- 935/2026, dated: 10.03.2026. Uploaded by the Applicant Mrs. Akalya J And Two Members,
Uploaded Dated: 10.03.2026.
5.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.No.18,Department of Municipal Administration and Water supply, Dated:04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.

181, Housing and Urban Department, Dated:09.12.2020.
8.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12.Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai(Circular).
13. Demand raised for payment of OSR charges and Centage charges and Development Charges respectively dated 05.03.2026 and 12.03.2026.
14. Payment of OSR charges and Centage charges and Development Charges received from the applicant respectively on 11.03.2026and 12.03.2026.(Payment of OSR and Centage Fee)
15.Sivaganapuram Panchayat Resolution No. 01/2026-2027

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (ReferenceNo.J7UAH4ES)/2026/TCP)to an extent of Acre 1.68 in the land.
bearing S.No.21/1,Allampatti Village,Sivaganapuram panchayat / Village, Virudhunagar Panchayat union Final order issued.
SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to Develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must Individually as certain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners/developers shall be allowed either to carryout Infrastructure development works as per the standards specified by the local body Concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic Infrastructure like roads, drains, water supply henceforth layout, asper existing rules. Before taking over the infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the worked one by the owners/developers.

Village

Signature valid
Signed by: Village Panchayat President
Location:Virudhunagar
Date:2026.04.21 15:45:57