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Layout Application - Final Approval Letter

Roc No: 93AV3TL9/2024/TCP

Date: 12/16/24 7:54 PM

From:

Village Panchayat

Viluppanoor(po) Srivilliputtur(Tk) Virudhunagar District 626138

To :

K.SELVARAJ
S/O.KANDASAMY
4 THIRUVANSERI,
CHENNAI

Online Application Number: 93AV3TL9

Sir/ Madam,

Sub :

ResidentialLayout-Office of the Panchayat President Villupanoor Panchayat-VirudhunagarDistrict-Srivilliputhur Taluk- Srivilliputhur PanchayatUnion-Villupanoor Panchayat- Villupanoor Village- S.F.No. 874/2B, 874/3B1A1, 874/3B2A – Site extent of 5952.00 Sq.m. - Final Approval issued - forwarded for further action – Regarding

Ref :

1. Applicant Mr.K.SELVARAJ - Online Application No. ROC No.93AV3TL9/2024/TCP, Dated: 09.12.2024
2. TechnicalClearancefromVirudhunagarDistrictTownandCountryPlanningOffice, Virudhunagar, ROC No. 93AV3TL9/2024/TCP, Dated: 09.12.2024
3.Villupanoor Panchayat Office No. 02/2024-2025, dated: .12.2024.

Body:

WithreferencetotheLetterinthe1stCited,Applicanthasrequestedfortheapprovalof ResidentialLayout in Virudhunagar District - Srivilliputhur Taluk - Srivilliputhur Panchayat Union- Villupanoor Panchayat - Villupanoor

Village- S.F.No. 874/2B, 874/3B1A1, 874/3B2A – Site extent of 5952.00 Sq.m.

WithreferencetotheLetterinthe2ndCited,TechnicalClearancehasbeenissuedfromVirudhunagar District Town and Country Planning Office, Virudhunagar, ROC No. 93AV3TL9/2024/TCP, Dated: 09.12.2024

FurthertheapplicanthassubmittedGiftDeedofRoadandRoad-SplayareasandalsotheAreaallottedfor Local Body Authority by handing over to the local body through gift deed No:7532/2024, Dated:02.12.2024. Hence, this residential layout is given approval with following conditions.

With reference to Inspection report of Panchayat President Villupanoor Panchayat - No Building has beenConstructedintheProposedLayoutSite-NoHT/LT/TowerElectriclinewerecrossingtheProposed Layout Site - No Burial grounds were located within 30m from the Proposed Layout Site.

With reference to the Letter in the 3rd Cited, Villupanoor Panchayat Office Resolution No. 31/2024- 2025, dated: 27.06.2024, for the Approval of Residential Layout in Virudhunagar District - Srivilliputhur Taluk-Srivilliputhur PanchayatUnion-Villupanoor Panchayat-Villupanoor Village-S.F.No.5874/2B, 874/3B1A1, 874/3B2A – Site extent of 5952.00 Sq.m .- Plots No. 1 - 31. The Residential Layout had been approved and Approved Number is issued as 02/2024-2025.

Further As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, under rule 3, Rs.1000for each Plots,ScrutinyChargesofRs.31,000/-hasbeenCollectedfromApplicantthoughonline Singe Window Portal website as Local Body Demand Fees.

FurtherAsperG.O.79HousingandUrbanDevelopmentDepartment,dated:04.05.2017,underrule9, 3% Market Land Value as Land conversation charges of Rs.110250/- has been Collected from Applicant though online , dated 13.12.2024.
Head of Account:
0217UrbanDevelopment-60otherUrbanDevelopmentSchemes-800otherReceipts-ASReceipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709).

Special Conditions

1. Patta Transfer of Public purpose lands to the Government has to be done by the Applicant.
2. ApprovalisonlyfortheResidentialLayout,furtherApprovalhastobereceivedforBuildingLicense Permit and for the Bore well Permit Separately.
3. IfanyLegalirregularitiesandOwnershipdisputeshadbeenfound,thegivenapprovalwillbeCancelled on the immediate effect without any intimation to the Applicant.
4. Incaseofviolationoftheaboveconditions,thegivenapprovalwillbeCancelledontheimmediateeffect without any intimation to the Applicant.

Copy to

1. K SELVARAJ, S/O. Kandasamy
4 THIRUVANSERI,
CHENNAI- 1 Set
2. Tamil Nadu Real Estate RegulatoryAuthority(TNRERA), No.1A, 1st Floor,
Gandhi Irwin Bridge Road,

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2024.12.16 19:54:43



our services doesn't just end there

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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

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

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