Layout Application - Final Approval Letter

Roc No: 01/2025-26 **Date:** 3/9/26 2:16 PM

From:

Village Panchayat

Kitchanaickenpatti Panchayat Office,
Vilampatti post, Sivakasi West-626 124.

To :

Ms.J Subbulakshmi
No: 2/383, Podureddiyapatti
Kichanaickenpatti
Maraneri,
Sivakasi - 626124

Online Application Number: SLWB7TWR

Sir/ Madam,

Sub :

Residential Layout - Office of the Panchayat Special Officer Kitchanaickenpatti Panchayat - Virudhunagar District –
Sivakasi Taluk - Sivakasi Panchayat Union – Kitchanaickenpatti Panchayat – Maraneri Village - S.F.No. - 1343/15 .1345/1 -Site extent of 6026 Sq.m - Final Approval issued.

Ref :

1. Applicant Mr. J Subbulakshmi - Online Application NoSLWB7TWR, Dated: 15.08.2025
2.District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 19.09.2025.
3.Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
4.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6.G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
7.G.O.181, Housing and Urban Development Department, dated 09.12.2020.
8.G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9.Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated

07.01.2022.
12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.

Body:

With reference to the Letter in the 1st Cited, Applicant has requested for the approval of Residential Layout in Virudhunagar District - Sivakasi Taluk - Sivakasi Panchayat Union- Kitchanaickenpatti Panchayat - Maraneri Village- S.F.No. 1343/15 ,1345/1 – Site extent of 6026 Sq.m.

With reference to the Letter, Technical Clearance has been issued from Virudhunagar District Town and Country Planning Office, Virudhunagar, ROC No. SLWB7TWR/2025/TCP date: 15.10.2025.

Further the applicant has submitted Gift Deed of Road and Road-Splay areas and also the Area allotted for Local Body Authority by handing over to the local body through gift deed No: 10327/2025, dated:30.09.2025 and Gift deed (TANGEDCO) Document no. 10325/2025, dated: 30.9.2025. Hence, this residential layout is given approval with following conditions.

As per the condition, the layout has been approved and approved number is issued as LPA/DDTCP/VRN No. 167/2025.

With reference to Inspection report of Panchayat Special Officer Kitchanaickenpatti 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.

With reference to the Letter in the 3rd Cited, Kitchanaickenpatti Panchayat Office Resolution No. 01/2025-2026, dated: 09.03.2026, for the Approval of Residential Layout in Virudhunagar District District - Sivakasi Taluk - Sivakasi Panchayat Union - Kitchanaickenpatti Panchayat - Maraneri Village- S.F.No. 1343/15,1345/1 – Site extent of 6026 Sq.m. - Plots No. 1 - 31. The Residential Layout had been approved and Approved Number is issued as 01/2025-2026.

Further As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, under rule 3, Rs.1000 for each Plots, Scrutiny Charges of Rs.226573/- has been Collected from Applicant though online Singe Window Portal website as Local Body Demand Fees. Date: 06.03.2026.

Further As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, under rule 9, 3% Market Land Value as Land conversation charges of Rs.13500/- has been Collected from Applicant though online E-Challan Number -20260306003831, dated: 06.03.2026.

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS22709).

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 intimation to the Applicant.
4. In case of violation of the above conditions, the given approval will be Cancelled on the immediate effect without any intimation to the Applicant.

Copy to

1. Ms.J Subbulakshmi
No: 2/383, Podureddiyapatti
Kichanaickenpatti
Maraneri,
Sivakasi - 626124 - 1 Set

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. - 1 Set

3. Sivakasi Sub-Register,

Village

Signature valid

Signed by: Village Panchayat President
Location:Virudhunagar
Date:2026.03.09 14:16:07