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DIGITALLY VERIFIED RECORD

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

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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