

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 01/2026-2027

Date: 6/4/26 9:56 PM

From:

Village Panchayat

"Meenakchipuram (po) Srivilliputtur(via) srivilliputtur (Tk)
Virudhunagar District - 626125"

To :

Mr.Sharavanan
D.No: 15/118, INTUC Nagar
Sankaran Kovil Road
Rajapalayam Town
Virudhunagar

Online Application Number:

TRPW71XS

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District – Srivillipudur Taluk – Srivillipudur Panchayat Union, Puvaani Panchayat / Village, S.No: 121/2A, 2B – Site extent of 6400 Sq.m -final approval issued - forwarded for further action – Regarding.

Ref :

1. Applicant Mr.Sharavanan - Online Application No. TRPW71XS, Dated: 02.02.2026
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated: 11.021.2026.
3. Joint Director Agriculture Department, Letter No.3/1431/2026 Dated. 09.02.2026
4. Applicant Mr.Sharavanan Letter dated Gift deed (Local Body) document no.1207/2026, dated:27.02.2026 and Gift deed (TANGEDCO) document no. 1208/2026, dated: 27.02.2026.

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, Poovani Panchayat / Village, S.No: 121/2A, 2B – Site extent of 6400 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 11.02.2026. Further the applicant has submitted gift deed of road and

road splay areas by handing over to the local body through gift deed No: 1207/2026, Dated: 27.02.2026.

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. 62/2026 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 13th cited, it is requested to send the proceeding orders and maps to the concerned Thasilidhar to update in Tamilnilam website

With reference to inspection report of special officer/block development officer (village panchayat) Poovani 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, Poovani Panchayat / Village, S.No: 121/2A, 2B – Site extent of 6400 Sq.m Plots no.1-21.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.21,000. has been collected from applicant though online single 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.94996 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 non-planned area rule 9,3%market land value as land conversation of Rs.105600 has been collected from applicant though E. KARUVULAM C.no 20260601041254 date: 1/Jun/2026

As per CRD letter No.ROC/4870/2024 PRI-MIS-1/16-5-2025.an amount of Rs.87640 has been collected from applicant through online single window portal website for not provision of pipeline at layout site.

Applicant Provided Street Light , Drainage and BT Road 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,road work,and Street light (disposable point for all drainage) as pointed out by BDO (VPt) after 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 amount 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.Sharavanan

D.No: 15/118, INTUC Nagar

Sankaran Kovil Road

Rajapalayam Town

Virudhunagar

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,

Srivillipudur 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. 1208/2026, dated: 27.02.2026



Village

Signature valid

Signed by: Village Panchayat President
Location: Virudhunagar
Date: 2026.06.04 21:56:03



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](#)



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



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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