

RE

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Layout Application - Final Approval Letter



Roc No: 01/2025-2026

Date: 11/3/25 2:34 PM

From:

Village Panchayat

PANCHAYAT OFFICE, AYANNATHAMPATTI VILLAGE PANCHAYAT, WATRAP TALUK,
VIRUDHUNAGAR DT.

To :

Mr. MARISELVAM and PONNUDURAI,
Sivakasi, Thiruthangal,
NO-196/7A1, S N PURAM ROAD, TIRUTANGAL,
SIVAKASI VIRUDHUNAGAR

Online Application Number:

194EFX0K

Sir/ Madam,

Sub :

Residential Layout - Office of the Virudhunagar District Town and Country Planning – Virudhunagar District
–Watrap Taluk/
Panchayat Union –Nathampatti Village S.No.724/1B2A,1B2B,1B3 ,726/2A,2B,727/1A,1B – Extent of 6.59
Acre (26668.00 Sq.m)-
Final Approval issued

Ref :

1. Applicant Mr. MARISELVAM and PONNUDURAI Online Application No: 194EFX0K , Dated: 06.08.2025.
2. District Town and Country Planning Office, Virudhunagar District, Road Pattern Issued on dated:26.08.2025.
3. Joint Director Agriculture Department, Letter No.3/9894/2025 Dated:19.08.2025.
4. Applicant Mr. MARISELVAM and PONNUDURAI Letter dated Gift deed (Local Body) document No.3804/2025 and 3815/2025, dated:4.09.2025 and Gift deed (TANGEDCO) document No. 3649/2025, dated: 26.08.2025

Body:

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in –the Virudhunagar

District Town and Country Planning Virudhunagar District –Watrap Taluk/ Panchayat Union –Nathampatti Village - S.No.724/1B2A,1B2B,1B3 ,726/2A,2B,727/1A,1B – Extent of 6.59 Acre (26668.00 Sq.m)-Final approval issued

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 26.08.2025. Further the applicant has submitted gift deed of road and roadsplay areas by handingover to the local body on Document No. 1766/2025 Dated: 04.07.2025 and Gift deed (TANGEDCO) document No.3804/2025 and 3815/2025, dated:4.09.2025.

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. 149/2025 and enclosed with 2 set of original maps and gift deeded documents has been submitted.
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 Thasildhar to update in Tamil Nilam website special conditions.

With reference to inspection report of special officer/block development officer (village panchayat) valayapatti 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.

For the approval of residential Virudhunagar District –Watrap Taluk/ Panchayat Union –Nathampatti Village - S.No.724/1B2A,1B2B,1B3 ,726/2A,2B,727/1A,1B –Extent of 6.59 Acre (26668.00 Sq.m)- plots no.1-125.the residential layout had been approved and approved number is issued as 01/2025-2026.

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 plots. scrutiny charge of rs.1,25,000 and OHT and Distribution line payment 10,28,000has 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 nonplanned area rule 9,3%market land value as land conversation of Rs.60000 has been collected from applicant though E.KARUVULAM R.no 20251101013668 date: 01/NOV/2025.

As per G.O.79 Rural development and panchayat raj department, dated: 04.05.2017, under rule rs.1 for sqft,scrutiny charges of rs.2,87,054has been collected from applicant though online single window portal website as Local Body Demand Fees

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. The applicant has agreed to provide other facilities like roads, rainwater etc

Through drainage and water supply facilities

Applicant agrees to construct necessary OHT, provide necessary street lights. (As per the standards specified by the local body.

5. In case of violation of the above conditions , the given approval will be Cancelled on the immediate Effect

Copy to

1 Mr. MARISELVAM and PONNUDURAI,
Virudhunagar, Sivakasi, Thiruthangal, NO-196/7A1, S N PURAM ROAD , TIRUTANGAL, SIVAKASI
VIRUDHUNAGAR., 626130 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 Sathur Sub-Register,

Virudhunagar District-Register Office,

Virudhunagar District. 1 Set

4 Assistant Director,

Survey Land Records, Virudhunagar. 1 Set

5 Thasildar,

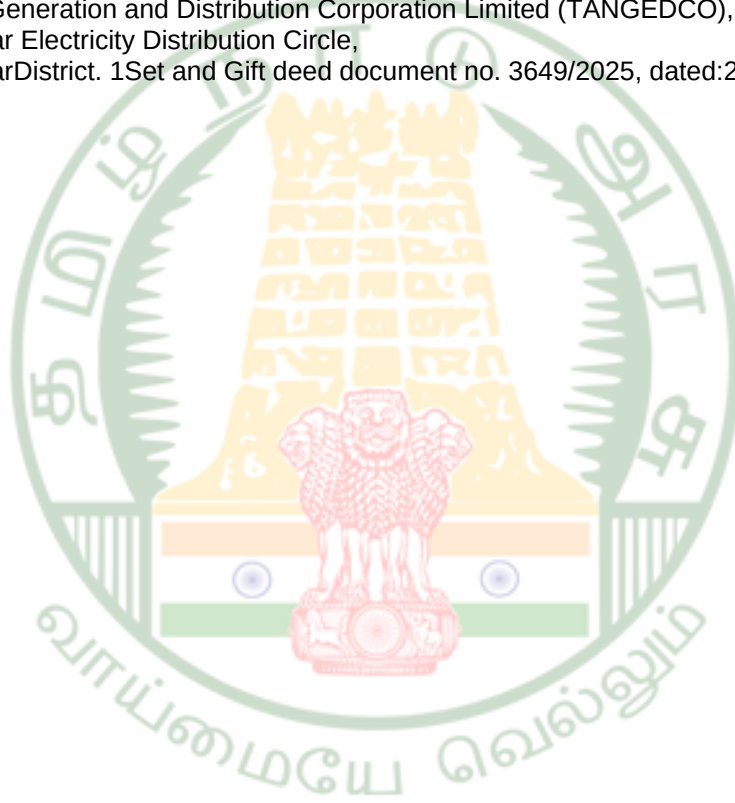
Watrap Taluk, Virudhunagar District. 1 Set

6 Superintendent Engineer,

Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),

Virudhunagar Electricity Distribution Circle,

Virudhunagar District. 1 Set and Gift deed document no. 3649/2025, dated: 28.08.2025 .



Village

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

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

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

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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