Layout Application - Final Approval Letter

Roc No: 02/2025-2026 Date: 5/29/25 5:39 PM

From:

Village Panchayat

Panchayat Board office, Nochiayam panchayat, Perambalur (TK) & (Dist)., Pin: 621220

To :

Thiru.S.Hariprasath and Seven Others,
S/O.Sekar,
No. 89, Sekkadi Street,
Perambalur Taluk,
Perambalur District – 621212.

Online Application Number: HY1ZM9VO

Sir/ Madam,

Sub :

Residential Layout – Perambalur District – Perambalur Taluk - Perambalur Panchayat Union – Nochiyam Village - Comprised in S.F.Nos: 301 / 4A, 4B1A, 4B1B; 302 / 1B, 2A1, 2B1, 2B2A, 2B2B1, 3A2C, 3D1B, 3D2A with site extent of 18288.00 Sq.m or 4.52 Acres – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant.Thiru.S.Hariprasath and Others, Perambalur,Online Application No. HY1ZM9VO/42658/2025,Dated: 17.02.2025.
2. District Town and country planning Office, Perambalur District Letter No. HY1ZM9VO/42658/2025/PD. (Road pattern issued on dated: 27.02.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/9206/2024, Dated: 20.12.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.S.Hariprasath and Others, Perambalur, Dated: 11.03.2025. (Gift Deed No.1850/2025, Dated:04.03.2025)
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
14. Demand payment Request on Dated: 11.03.2025 (Requiring payment of Centage Fee and Development Charge).
15. Applicant. Thiru.S.Hariprasath and Others, Perambalur Letter, Dated: 12.03.2025 (Remitted of Centage Fee and Development
Charge).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. G.O.141, Housing and Urban Development Department, Dated:16.07.2022
18. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.02.2024.
19. G.O. Ms. No.01, Rural Development and Panchayat Raj (PR-1) Department, Dated: 06.01.2025.

Body:

Residential Layout Perambalur District, Perambalur Taluk, Perambalur Panchayat Union, Nochiyam Village, Comprised in S.F.Nos: 301 / 4A, 4B1A, 4B1B; 302 / 1B, 2A1, 2B1, 2B2A, 2B2B1, 3A2C, 3D1B, 3D2A with site extent of 18288.00 Sq.m or 4.52 Acres Technical Clearance Issued for total 84 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.
Applicant. Thiru.S.Hariprasath and Others, Perambalur regards local body demand paid on dated : 27/05/2025.received the approval demand amount.
Perambalur District ,Perambalur Taluk , Perambalur Panchayat Union Nochiyam Village, Comprised in S.F.Nos: 301 / 4A, 4B1A, 4B1B; 302 / 1B, 2A1, 2B1, 2B2A, 2B2B1, 3A2C, 3D1B, 3D2A with site extent of 18288.00 Sq.m or 4.52 Acres total 1-84 housing plots approved for above the actions.
District Town and Country Planning Office Approved Total no of Plots 84 Local body demand for Layout Approval Fees , Development Charges and Inspection fees Paid for Rs. 679559 /- Rupees Six Lakh Seventy Nine Thousand Five Hundred Fifty Nine Only.
In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 27.02.2025. Further the applicant. Thiru.S.Hariprasath and Others, Perambalur has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer (V.P.) /Special Officer, Perambalur Panchayat Union on 04.03.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.17/2025. Also, Layout Developer/owners have to develop the infrastructure works and other procedures to be followed:
1. Layout Developer/owners should be obtained Final approval from concerned Local body and it is requested to send a copy to this office by the Local Body.
2. After the final approval of the local body. It is mandatory to send the approved layout copy to the concerned sub-registrar office and Land Survey department at Perambalur District. concerned sub-registrar office and Land Survey department at Perambalur District.
3. It is requested to send the acknowledgment of receipt after obtaining the online approved layout and proceeding orders.
4. It is detailed that the final approval should be given only after the proposed sub-division roads, public use (A) and TANGEDCO
(B) arehanded over to the concerned local authority and its original deed is received.
• local body demand for Approval Fees , Development Charges and Inspection fees paid – Rs. 679559/-, Date: 27.05.2025.
• Land Conversion Charges paid – Rs. 147000 /-, Date: 27.05.2025.
In Rule 13, TamilNadu Combined Development and Building Rules 2019, Cancellation of permit – “The Planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building permit will be cancelled after issuing a show cause notice.”

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.05.29 17:39:10