Layout Application - Final Approval Letter

Roc No: 01/2025-2026/ LAYOUT

Date: 11/14/25 5:13 PM

From:

Village Panchayat

Panchayat Office, Agaramsegur,Kunnam(TK),Perambalur(Dt)-621108

To :

Thiru.N.Venkatachalam
S/O.Natarajan,
No.1/144, Main Road,
Vayalapady,
Kunnam Taluk,
Perambalur District – 621716

Online Application Number: UZQ0R53J

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Kunnam Taluk – Veppur Panchayat Union – Agaramseegur Village - Comprised in S.F.Nos: 121/4B,5,6,7E1; 170/1,2A,3,4A,4B,5,7 with site extent of 34950.00 Sq.m or 8.63 Acres – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant.Thiru.N.Venkatachalam,Perambalur, Online Application No. UZQ0R53J/43700/2025, dated:09.03.2025.
2. District Town and country planning Office, Perambalur District Letter No. UZQ0R53J/43700/2025/PD. (Road pattern issued on dated: 24.03.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/0741/2025, Dated: 01.02.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant.Thiru.N.Venkatachalam,Perambalur, Dated: 15.04.2025. (Gift Deed No.1658/2025, Dated:11.04.2025)
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: 17.04.2025(Requiring payment of Centage Fee and Development Charge).
15. Applicant.Thiru.N.Venkatachalam,Perambalur, Letter, Dated: 20.04.2025(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.
With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District, Kunnam
Taluk, Veppur Panchayat
Union, Agaramseegur Village, Comprised in S.F.Nos:121/4B,5,6,7E1;170/1,2A,3,4A,4B,5,7 with site extent of 34950.00 Sq.m or 8.63 Acres has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

Residential layout in Perambalur District - Kunnam Taluk – Veppur Panchayat Union – Agaramseegur Village - Comprised in S.F.Nos: 121/4B,5,6,7E1; 170/1,2A,3,4A,4B,5,7 with site extent of 34950.00 Sq.m or 8.63 Acres Technical Clearance Issued for total 172 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Thiru.N.Venkatachalam,Perambalur, has regards local body demand paid on dated : 25/07/2025. received the approval demand amount.

Perambalur District - Kunnam Taluk – Veppur Panchayat Union – Agaramseegur Village - Comprised in S.F.Nos: 121/4B,5,6,7E1; 170/1,2A,3,4A,4B,5,7 with site extent of 34950.00 Sq.m or 8.63 Acres total 1-172 housing plots approved for above the actions.

District Town and Country Planning Office Approved Total no of Plots 172 Local body demand for Layout Approval Fees, Development charges and Inspection fees Paid for Rs. 1849751/- Rupees Eighteen Lakh Forty Nine Thousand Seven Hundred Fifty One Only.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 24.03.2025. Further the applicant.Thiru.N.Venkatachalam, Perambalur has gift deeded the Park, road, road splay and Common areas has been handed over to The Block Development Officer(V.P.)/Special Officer,Veppur,on 11.04.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.29/2025. 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.
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) are handed over to the concerned local authority and its original deed is received.
5. In 13th reference cited, it is requested to send the proceeding orders and copy of layout to the concerned Thasildhar for updating in Tamil Nilam website.

As per the G.O. in reference 4th cited, fees for approval are collected as follows:

1. Layout approval fee Rs.376201/-

2. Plot approval fee Rs.172000/-
3.Inspection charges Rs. 11000/-

As per the letter in reference 5th cited, Charges towards infrastructure development cost are collected as follows:

1. Laying the BT roads Rs. Nil (Work completed) .
2. Providing Both sides open Drains Rs. (Partialy Work completed. balance work progresses for applicant)
3. Providing street lights Rs. Nil (Provided).
4. Providing Water Distribution Line Rs. Nil (Provided).
5.Water storage assurance for applicant deposite amount paid localn body.

• Layout local body demand, Development charges and inspection Fees paid – Rs. 1849751 /-, Date: 25.07.2025. demand bill return for residing layout basic infrastructure charges 1290550/- (twelve lakhs ninety thousand five hundred fifty only).- Date :- 01.08.2025.

• Required residing layout basic infrastructure partially work finished balance work assured by applicant. Deposite amount paid for local body village account and recived payment for Rs.500600/- (Rupees Five Lakhs Six Hundred only). Date:- 13.11.2025. Deposite amount paid for local body village account and recived payment for Rs.800000/- (Rupees Eight Lakhs only). Date:- 14.11.2025.

• land conversion fees Paid. It is also ensured that Rs.62890/-(Challan No. 20251031018680, date:31.10.2025) towards 3% of Market land value as land conversion charges is remitted to the concerned Head of account, as per the rule 9 of G.O.79, Housing and Urban Development Department, dated: 04.05.2017.

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.”

Copy to:

Thiru.N.Venkatachalam
S/O.Natarajan,
No.1/144, Main Road,
Vayalapady,
Kunnam Taluk,
Perambalur District – 621716

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.11.14 17:13:10