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Layout Application - Final Approval Letter

Roc No: 01/2025-2026 Date: 5/29/25 5:47 PM

From:

Village Panchayat

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

To :

Thiru.D.Sankar And One Other,
S/O.Duraisamy,
No.52, Middle street,
Nochiam Village,
Perambalur Taluk,
Perambalur District – 621212

Online Application Number: ET8755WN

Sir/ Madam,

Sub :

Residential Layout – Perambalur District- Perambalur Taluk – Perambalur Panchayat Union – Nochiyam Village - Comprised in S.F.Nos: 301/4B1C,4B1D1; 303/1A1A,1A2A;304/2E1 with site extent of 10094.00 Sq.m or 2.49 Acres – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant.Thiru.D.Sankar and one other, Perambalur,Online Application No. ET8755WN/44681/2025,Dated: 25.03.2025.
2. District Town and country planning Office, Perambalur District Letter No. ET8755WN/44681/2025/PD. (Road pattern issued on
dated: 28.03.2025).
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.D.Sankar and one other, Perambalur, Dated: 03.04.2025. (Gift Deed No.2563/2025, Dated:02.04.2025)
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

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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: 03.04.2025 (Requiring payment of Centage Fee and Development Charge).
15. Applicant.Thiru.D.Sankar and one other, Perambalur Letter, Dated: 04.04.2025 (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.
20. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025.

Body:

Residential Layout Perambalur District, Perambalur Taluk, Perambalur Panchayat Union, Nochiyam Village, Comprised in S.F.Nos: 301/4B1C,4B1D1;303/1A1A,1A2A;304/2E1 with site extent of 10094.00 Sq.m or 2.49 Acres Technical Clearance Issued for total 39 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body. Applicant. Thiru.D.Sankar and one other, 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: 301/4B1C,4B1D1;303/1A1A,1A2A;304/2E1 with site extent of 10094.00 Sq.m or 2.49 Acres total 1-39 housing plots approved for above the actions.
District Town and Country Planning Office Approved Total no of Plots 39 Local body demand for Layout Approval Fees , Development Charges and Inspection fees Paid for Rs. 369955 /- Rupees Three Lakh Sixty Nine Thousand Nine Hundred Fifty Five Only.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 28.03.2025. Further the applicant. Thiru.D.Sankar and one other, Perambalur has gift deeded the road, road splay, Park and Common areas has been handed over to The Block Development Officer (V.P.) /Special Officer, Perambalur Panchayat Union on 02.04.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.26/2025. 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. 369955/-, Date: 27.05.2025.
• Land Conversion Charges paid – Rs. 84000 /-, 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.”

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Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.05.29 17:47:04

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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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