Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 7/21/25 7:10 PM

From:

Village Panchayat

Panchayat Office,Pimbalur,Veppanthattai(TK),Perambalur(DT)-621117

To :

Thiru.P.Nagarajan,
S/O. Periyasamy,
No:4/211,Mela Street,
V.Kalathur Village,
Veppanthattai Taluk,
Perambalur District 621 117.

Online Application Number: KDHQ0MP7

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Veppanthattai Taluk – Veppanthattai Panchayat Union – Pimbalur Village Comprised in S.F.Nos: 98/1A1,1B,2D with site extent of 9575.00 Sq.m. or 2.36 Acres – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant. Thiru.P.Nagarajan, Perambalur,Online Application No. KDHQ0MP7/48114/2025, dated: 04.06.2025.
2. District Town and country planning Office, Perambalur District Letter No. KDHQ0MP7/48114/2025/PD. (Road pattern issued on dated: 18.06.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/3438/2025, Dated: 02.05.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.P.Nagarajan, Perambalur,Dated: 24/06/2025. (Gift Deed No.3073/2025, Dated:23.06.2025)
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: 24.06.2025 (Requiring payment of Centage Fee and Development Charge).
15. Applicant.Thiru.P.Nagarajan,Perambalur, Letter, Dated: 03.07.2025 (Remitted of Centage Fee andDevelopment 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. The Chairperson, Tamilnadu Real Estate Regulatory Authority, Chennai circular letter No.TNRERA/A3/1678/2025,
Dated.07.05.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District,
Veppanthattai Taluk,
Veppanthattai Panchayat Union, Pimbalur Village, Comprised in S.F.Nos: 98/1A1,1B,2D with site extent of 9575.00 Sq.m. or 2.36
Acres has
applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

Residential layout in Perambalur District - Veppanthattai Taluk – Veppanthattai Panchayat Union – Pimbalur Village Comprised in S.F.Nos: 98/1A1,1B,2D with site extent of 9575.00 Sq.m. or 2.36 Acres Technical Clearance Issued for total 55 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Thiru.P.Nagarajan, Perambalur, has regards local body demand paid on dated : 21/07/2025. received the approval demand amount.

Perambalur District - Perambalur Taluk – Perambalur Panchayat Union – Keelakkarai Village - Comprised in S.F.No: 380/7B2 with site extent of 5201.00 Sq.m. or 1.28 Acres total 1-29 housing plots approved for above the actions.

District Town and Country Planning Office Approved Total no of Plots 29 Local body demand for Layout Approval Fees, Development charges and Inspection fees Paid for Rs. 214500 /- Rupees Two Lakh Fourteen Thousand Five Hundred Only.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 18.06.2025. Further the applicant. Thiru.P.Nagarajan,Perambalur has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer, Veppanthattai Panchayat Union on 23.06.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.52/2025. 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.
• Layout local body demand, Development charges and inspection Fees paid – Rs. 214500 /-,

Date: 21.07.2025.

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.”

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.07.21 19:10:46