Layout Application - Final Approval Letter

Roc No: 586/2025

Date: 11/28/25 6:21 PM

From:

Executive officer

77C, Main Road, Kurumbalur Post, Perambalur District - 621 107

To :

Thiru.N.Mohamed Faisal,
S/O.Noor Mohammed,
No.16, Bajanai Maada Theru,
Kurumbalur Village,
Perambalur Taluk/District – 621 107

Online Application Number: 67P3AQBU

Sir/ Madam,

Sub :

Residential Layout – Perambalur District – Perambalur Taluk – Kurumbalur Town Panchayat – Kurumbalur South Village - Comprised in S.F.Nos:335/4,5B with site extent of 6950.00 Sq.m or 1.72 Acres - Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant.Thiru.N.Mohamed Faisal,Perambalur,Layout application received through online vide. 67P3AQBU/54155/2025,Dated:
21.09.2025.
2. District Town and country planning Office, Perambalur District Letter No. 67P3AQBU/54155/2025/PD. (Road pattern issued on
dated: 08.10.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/7855/2025, Dated: 27.09.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.N.Mohamed Faisal,Perambalur,Dated: 11.10.2025. (Gift Deed No.8683/2025, Dated:10.10.2025)
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 / UD4 (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: 15.10.2025 (Requiring payment of Centage Fee and Development Charge).
15. Applicant. Thiru.N. Mohamed Faisal, Perambalur,Dated: 15.10.2025 (Remitted of Centage Fee and Ref :
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. 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,
Perambalur Taluk, Kurumbalur Town Panchayat, Kurumbalur
South Village, Comprised in S.F.Nos:335/4,5B with site extent of 6950.00 Sq.m or 1.72 Acres has applied to the District Town
and Country Planning Office, Perambalur for
concurrence.

Body:

As per the G.O. in reference 6th cited, Final Order is hereby issued for Residential Layout with 39 plots Comprised in S.F.Nos:335/4,5B with site extent of 6950.00 Sq.m or 1.72 Acres of Kurumbalur Town Panchayat , Perambalur Taluk , Perambalur District to the Thiru.N.Mohamed Faisal,Perambalur.

Perambalur, based on the Planning permission / Technical clearance issued by the Deputy Director, District Town and Country Planning Department, Perambalur District in reference 2nd cited.

2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 08.10.2025. Further the applicant. Thiru.N. Mohamed Faisal, Perambalur has gift deeded the road, road splay and Common areas has been handed over to The Executive Officer, Kurumbalur Town Panchayat office on 10.10.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.92/2025.

Perambalur District Perambalur Taluk Kurumbalur Town Panchayat Kurumbalur South Village Comprised in S.F.Nos:335/4,5B with site extent of 6950.00 Sq.m or 1.72 Acres total 1-39 housing plots approved for above the actions.

Further, it is ensured that Sub-division roads, Public use (A) and TANGEDCO(B) are handed over to Kurumbalur Town Panchayat and its original deed is received.

Thiru.N.Mohamed Faisal, Perambalur has regards local body demand and Development charges paid on dated : 28/11/2025. Received the approval demand & development charges amount.

As per the G.O. in reference 7th cited, fees for approval are collected as follows:

1. Scrutiny fee Rs. 39000/-
2. Inspection fee Rs. 5000/-

As per the letter in reference 18th cited, Charges towards infrastructure development cost are collected as follows:

1. Laying the BT roads Rs. Nil (Since it is laid)
2. Providing Both sides open Drains Rs. Nil/- (Since it is laid)
3. Providing street lights Rs. Nil (Since it is laid)
4. Providing Water Distribution Line Rs. Nil (Since it is laid)
5. Deposited fee Rs. 172000/-

It is also ensured that Rs.10423/-(Challan No. 20251128031860, date:-28.11.2025)

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

District Town and Country Planning Office Approved Total no of Plots 39 Local body demand for Layout Approval fees Paid for Rs. 216000 /- Rupees Two Lakh Sixteen Thousand Only.

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.Mohamed Faisal,
S/O.Noor Mohammed,
No.16, Bajanai Maada Theru,
Kurumbalur Village,
Perambalur Taluk/District – 621 107.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Perambalur
Date:2025.11.28 18:21:16