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Layout Application - Final Approval Letter

Roc No: 02/2024-2025

Date: 4/18/25 12:22 PM

From:

Village Panchayat

Panchayat Office, Keelapuliyur,Kunnam(TK),Perambalur(Dt)-621115

To :

Thiru.R.Karuppaiya And Mohamed Elias,
S/O Rengasamy,
No.3/333,Kaliyamman Kovil Street,
Devaiyur North Village,
Ranjangudi,
Veppanthattai,
Perambalur District – 621115

Online Application Number: M6EP1PD6

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Kunnam Taluk - Veppur Panchayat Union - Keelapuliyur South Village – Comprised S.F.No.3/1B with an site extent of 2.33 Acres or 9450.00Sqm – Technical Clearance Issued - Forwarded for further action.

Ref :

1. Applicant. Thiru.R.Karuppaiya And Mohamed Elias, Perambalur,Online Application No. M6EP1PD6/43057/2025, dated: 01.03.2025.
2. District Town and country planning Office, Perambalur District Letter No. M6EP1PD6/43057/2025/PD. (Road pattern issued on dated: 06.03.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/2404/2025, Dated: 28.02.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.R.Karuppaiya And Mohamed Elias,Perambalur, Dated: 12.03.2025. (Gift Deed No.1026/2025, Dated:10.03.2025)
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: 12.03.2025 (Requiring payment of Centage Fee and Development Charge).
15. Applicant. Thiru.R.Karuppaiya And Mohamed Elias, Perambalur Letter, Dated: 14.03.2025 (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 - Kunnam Taluk – Veppur Panchayat Union - Keelapuliyur South Village – Comprised S.F.No.3/1B with an site extent of 2.33 Acres or 9450.00Sqm – Technical Clearance Issued for total 49 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Thiru.R.Karuppaiya And Mohamed Elias, Perambalur has, regards local body demand paid on dated : 18/04/2025.received the approval demand amount.

Perambalur District - Kunnam Taluk – Veppur Panchayat Union - Keelapuliyur South Village – Comprised S.F.No.3/1B with an site extent of 2.33 Acres or 9450.00Sqm total 1-49 housing plots approved for above the actions.

District Town and Country Planning Office Approved Total no of Plots 49 Local body demand for Layout Approval Fees and Inspection fees Paid for Rs.54000/- (Rupees Fifty Four Thousand) only.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 06.03.2025. Further the applicant. Thiru.R.Karuppaiya And Mohamed Elias, Perambalur has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer/Special Officer,Veppur Panchayat Union on 10.03.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.20/2025. 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.

• Layout local body demand, EB light post and inspection Fees paid – Rs.54000/-, Date: 18.04.2025.
• Land Conversion Charges paid – Rs. 22887/-, Date: 18.04.2025.

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:2025.04.18 12:22:02



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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