Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 8/4/25 1:05 PM

From:

Village Panchayat

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

To :

Thiru.G.Annadurai and M.Rajavel,
S/O.Govindhasamy,
No.133,Naidu Street,
Ranjangudi, Devaiyur Village,
Veppanthattai Taluk,
Perambalur District.

Online Application Number: YYRJ373E

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Veppanthattai Taluk – Veppanthattai Panchayat Union – Neikuppai Village - Comprised in S.F.Nos:403/10A1,12A,13A; 404/2A with site extent of 5750.00 Sq.m or 1.42 Acres – Technical Clearance Issued - Forwarded for further action

Ref :

1. Applicant.Thiru.G.Annadurai and M.Rajavel,Perambalur,Online Application No. YYRJ373E/48299/2025, dated: 12.06.2025.
2. District Town and country planning Office, Perambalur District Letter No. YYRJ373E/48299/2025/PD. (Road pattern issued on dated: 20.06.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/4377/2025, Dated: 10.06.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.G.Annadurai and M.Rajavel, Perambalur,Dated: 25/06/2025. (Gift Deed No.2303/2025, Dated:24.06.2025)
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: 26.06.2025(Requiring payment of Centage Fee and Development Charge).
15. Applicant. Thiru.G.Annadurai and M.Rajavel,Perambalur, Letter, Dated: 26.06.2025 (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. The Chairperson, Tamilnadu Real Estate Regulatory Authority, Chennai circular letter No.TNRERA/A3/1678/2025, Dated.07.05.2025.

Body:

Residential Layout – Perambalur District - Veppanthattai Taluk – Veppanthattai Panchayat Union – Neikuppai Village - Comprised in S.F.Nos:403/10A1,12A,13A; 404/2A with site extent of 5750.00 Sq.m or 1.42 Acres – Technical Clearance Issued for total 25numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Thiru.G.Annadurai and M.Rajavel, Perambalurhas, regards local body demand paid on dated : 04/08/2025.received the approval demand amount.

Perambalur District - Veppanthattai Taluk – Veppanthattai Panchayat Union – Neikuppai Village - Comprised in S.F.Nos:403/10A1,12A,13A; 404/2A with site extent of 1.42 Acres or 5750.00 Sq.m total 1-25 housing plots approved for above the actions.

District Town and Country Planning Office Approved Total no of Plots 25 Local body demand for Layout Approval Fees, EB light post and Inspection fees Paid for Rs.172830/- (Rupees One Lakhs Seventy Two Thousand Eight Hundred Thirty) only.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 20.06.2025. Further the applicant. Thiru.G.Annadurai and M.Rajavel,Perambalur has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer, Veppanthattai Panchayat Union on 24.06.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.51/2025. 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.172830/-, Date: 04.08.2025.
• Land Conversion Charges paid – Rs. 8631 /-, Date: 01.08.2025.
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:2025.08.04 13:05:27