Layout Application - Final Approval Letter

Roc No: 02/2025-2026/ RESIDENTIAL LAYOUT

Date: 2/28/26 10:59 PM

From:

Village Panchayat

Panchayat Office,Nakkaselam ,Alathur(tk) perambalaur (DT) 621118

To :

Thiru. Kanagaraj N
S/O Nallendhiran,
No.2/186. West Street,
Irur,Alathur taluk,
Perambalur district - 621 109.

Online Application Number: 35PKL50W

Sir/ Madam,

Sub :

Residential Layout – Perambalur District Town and Country Planning office - Perambalur District – Alathur Taluk – Puthuammapalyam Village - Comprised in S.F.Nos:115/2A1B1A, 2A1B2, 4A1A1A,4A1A2 with site extent of 6416 sq.m or 1.585 Acres – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant Thiru.Kanagaraj N, Perambalur district, Online Application No. 35PKL50W /59830/2026, Dated:05.01.2026.
2. District Town and country planning Office, Perambalur District Letter No. 35PKL50W /59830/2026/PD. (Road pattern issued on dated: 22.01.2026).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/0327/2026, Dated: 13.01.2026.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant Thiru.Kanagaraj N, Perambalur district, Dated:04.02.2026. (Gift Deed No.136/2026, Dated:28.01.2026).
6. G.O(Ms).No.181, Housing and Urban Development [UD4(1)] Department, dated: 09.12.2020.
7. G.O(Ms).No.180, Rural Development and Panchayat Raj (P.R.-II(2)) Department, dated: 05.12.2024
8. Commissioner of Rural Development and Panchayat Raj Department, Chennai Letter Rc.No. 4870/2024/PRI.MIS-1, dated: 16.05.2025

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District, Alathur Taluk, Alathur Panchayat Union, Puthuammapalyam Village - Comprised in S.F.Nos:115/2A1B1A,2A1B2, 4A1A1A, 4A1A2 with site extent of 6416 sq.m or 1.585 Acres has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

As per the G.O. in reference 4rd cited, Final Order is hereby issued for Residential Layout with 35 plots- - Comprised in S.F.Nos:115/2A1B1A,2A1B2,4A1A1A,4A1A2 with site extent of 6416 sq.m or 1.585 Acres. Puthuammapalyam Village, Alathur Taluk, Perambalur District to the Thiru.Kanagaraj N, Perambalur district.

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 22.01.2026. Further the applicant Thiru.Kanagaraj N, Perambalur district has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer (V.P./Special Officer), Alathur Panchayat Union on 28.01.2026. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.11/2026.

Perambalur District, Alathur Taluk, Alathur Panchayat Union, Puthuammapalyam Village - Comprised in S.F.Nos:115/2A1B1A,2A1B2,4A1A1A,4A1A2 with site extent of 6416 sq.m or 1.585 Acres total 1-35 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 Nakkaselam Village, Alathur Panchayat Union and its original deed is received.

Applicant. Thiru.Kanagaraj N, Perambalur district, has regards local body demand and Development charges paid on dated : 28/02/2026. Received the approval demand & development charges amount.

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

1. Layout approval fee Rs.69056/-
2. Plot approval fee Rs.35000/-
3. Inspection fee Rs. 5000/-

As per the letter in reference 8th cited, Charges towards infrastructure development cost are collected as follows:

1. Laying the BT roads Rs. Nil Since Laid.
2. Providing Both sides open Drains Rs. 400625/-.
3. Providing street lights Rs. Nil Since Provided.
4. Providing Water Distribution Line Rs. 70319/-.
5. Sapling were planted along the Road side.

It is also ensured that Rs. 9510/-(Challan No 20260228018584 , date:-28.02.2026) 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 35 Local body demand for Layout Approval fees Paid for Rs. 580000 /- Rupees Five Lakh Eighty Thousand Only.

In Rule 13, TamilNadu Combined Development and Building Rules 2019, Cancellation of permit – “The Planning permission if secured by any person by any misrepresentation or by production of false documents, such planning permission will be cancelled after issuing a show cause notice.”

Copy to:

Thiru. Kanagaraj N
S/O Nallendhiran,
No.2/186. West Street,
Irur, Alathur taluk,
Perambalur district - 621 109.

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2026.02.28 22:59:40