Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 8/1/25 2:38 PM

From:

Village Panchayat

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

To :

Thiru. Selvadurai and others,
No: 101,6, Throwpathy Amman Kovil Street,
Thuraiyur,
Trichy - 621010

Online Application Number: D0RYDB30

Sir/ Madam,

Sub :

Residential Layout - Perambalur District – Alathur Taluk/Panchayat Union – Nakkasalem Village - Comprised in S.No: 178/13B of 0.54 Acres (or) 2185.30 sq.m with an extent - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicants Thiru.Selvadurai and others, Trichy, Letter No. D0RYDB30/27637/2024, Dated: 24.06.2024.
2. District Town and country planning Office, Perambalur District Letter No: 506/2024- P.D. (Road pattern issued on dated: 28.06.2024).
3. Joint Director Agriculture department, Perambalur, Letter No. E2/3556/2024, Dated: 29.05.2024.
4. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020
5. Applicant Thiru.Selvadurai and others, Trichy, Dated: 12.07.2024. (Gift Deed No: 1728/2024, Dated: 09.07.2024)
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 WaterSupply, 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 Letter, Dated: 15.07.2024. (Requiring payment of Centage Fee)
15. Applicant Thiru.Selvadurai and others, Trichy, Letter, Dated: 15.07.2024. (Payment of Centage Fee).
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, Dated: 16.07.2022

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout Perambalur District,
AlathurTaluk/ Panchayat Union,
Nakkasalem Village, S.No: 178/13B of 0.54 Acres (or) 2185.30 sq.m - extent applied to the District Town and Country Planning
Office, Perambalur for
concurrence.

Body:

Residential layout in Perambalur District Alathur Taluk/Panchayat Union Nakkasalem Village - Comprised in S.No: 178/13B of 0.54 Acres (or) 2185.30 sq.m Technical Clearance Issued for total 12 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Thiru.Selvadurai and others, Trichy, has regards local body demand paid on dated : 15/07/2025. received the approval demand amount.

Perambalur District Alathur Taluk/Panchayat Union Nakkasalem Village - Comprised in S.No: 178/13B of 0.54 Acres (or) 2185.30 sq.m total 1-12 housing plots approved for above the actions.

District Town and Country Planning Office Approved Total no of Plots 12 Local body demand for Layout Approval Fees, Development charges and Inspection fees Paid for Rs. 17000/- Rupees Seventeen Thousand Seven Only.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 28.06.2024. Further the applicant Thiru.Selvadurai and others, Trichy has gift deeded the road, road splay and park areas has been handed over to the The Nakkasalem Panchayat, Alathur Panchayat Union on 09.07.2024. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD). No. 39/2024 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. 17000 /-, Date: 15.07.2025.
• Land conversion Fees paid – Rs. 4485 /-, 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.”

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.08.01 14:38:54