Layout Application - Final Approval Letter

Roc No: 03/2025-2026/layout

Date: 1/5/26 8:53 PM

From:

Village Panchayat

Panchayat Board office, Kalpadi panchayat, Perambalur (TK) & (Dist)., Pin: 621113

To :

Thiru.S.Varatharaj and other,
S/O.Seenivasan,
No.255DA/37K,
Mettu Street,
Elambalur Road,
Perambalur Taluk/District.

Online Application Number: EYMPV0FD

Sir/ Madam,

Sub :

Residential Layout – Perambalur Taluk – Perambalur Panchayat Union – Kalpadi North Village - Comprised in S.F.Nos:128/1A2,1B1 with site extent of 5038.00 Sq.m or 1.24 Acres - Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant. Thiru.S.Varatharaj and other,Perambalur,Layout application received through online vide. EYMPV0FD/54067/2025,Dated: 14.09.2025.
2. District Town and country planning Office, Perambalur District Letter No. EYMPV0FD/54067/2025/PD. (Road pattern issued on dated: 30.09.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/7555/2025, Dated: 15.09.2025
4. Applicant. Thiru.S.Varatharaj and other,Perambalur,Dated: 16.10.2025. (Gift Deed No.8566/2025, Dated:08.10.2025)
5. G.O(Ms).No.181, Housing and Urban Development [UD4(1)] Department, dated: 09.12.2020
6. G.O(Ms).No.180, Rural Development and Panchayat Raj (P.R.-II(2)) Department, dated: 05.12.2024
7. 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, Perambalur Taluk, Perambalur Panchayat Union,

Kalpadi North Village - Comprised in S.F.Nos:128/1A2,1B1 with site extent of 5038.00 Sq.m or 1.24 Acres has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

As per the G.O. in reference 2rd cited, Final Order is hereby issued for Residential Layout with 30 plots - Comprised in S.F.Nos:128/1A2,1B1 with site extent of 5038.00 Sq.m or 1.24 Acres Kalpadi North Village, Perambalur Panchayat Union , Perambalur District to the Applicant. Thiru.S.Varatharaj and other,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 30.09.2025. Further the applicant. Thiru.S.Varatharaj and other, Perambalur has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer, Perambalur Panchayat Union office on 08.10.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.93/2025.

Perambalur District Perambalur Taluk Perambalur Panchayat Union , Kalpadi North Village - Comprised in S.F.Nos:128/1A2,1B1 with site extent of 5038.00 Sq.m or 1.24 Acres total 1-30 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 Perambalur Panchayat Union and its original deed is received.

Applicant. Thiru.S.Varatharaj and other, Perambalur, has regards local body demand and Development charges paid on dated : 05/01/2026. Received the approval demand & development charges amount.

As per the G.O. in reference 6th cited, fees for approval are collected as follows:

1. Layout approval fee Rs.162687/-
2. Plot approval fee Rs.30000/-
3. Inspection fee Rs. 5000/-

As per the letter in reference 7th 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. 476925/-.
3. Providing street lights Rs. 75000/-
4. Providing Water Distribution Line Rs.58240/-

It is also ensured that Rs.9785/-(Challan No.20260105038561, date:-05.01.2026) 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 30 Local body demand for Layout Approval fees Paid for Rs. 807852/- Rupees Eight Lakh Seven Thousand Eight Hundred Fifty Two 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.S.Varatharaj and other,
S/O.Seenivasan,
No.255DA/37K,
Mettu Street,
Elambalur Road,
Perambalur Taluk/District.

Signature Not Verified
Signed by: Village Panchayat President
Location:Perambalur
Date:2026.01.05 20:53:06