Layout Application - Final Approval Letter

Roc No: 02/2025-2026/ layout

Date: 11/19/25 7:06 PM

From:

Village Panchayat

Panchayat Board office, Vadakkumadevi panchayat, Perambalur (TK) & (Dist)., Pin: 621219

To :

Thiru.V.Elayakumar,
S/O.Veeraragavan,
No.23/30, 5th Avenue,Banu Nagar,
Ambattur,
Chennai - 600053

Online Application Number: GUJ70E4V

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Perambalur Taluk – Perambalur Panchayat Union – Keelakarai Village - Comprised in S.F.Nos: 367/1,2 with site extent of 11800.00 Sq.m or 2.92 Acres – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant.Thiru.V.Elayakumar,Chennai,Online Application No. GUJ70E4V/50910/2025, dated:21.07.2025.
2. District Town and country planning Office, Perambalur District Letter No.GUJ70E4V/50910/2025/PD. (Road pattern issued on dated: 30.07.2025).
3. G.O(Ms).No.181, Housing and Urban Development [UD4(1)] Department, dated: 09.12.2020
4. G.O(Ms).No.180, Rural Development and Panchayat Raj (P.R.-II(2)) Department, dated: 05.12.2024
5. 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, Keelakarai Village, Comprised in S.F.Nos: 367/1,2 with site extent of 11800.00 Sq.m or 2.92 Acres has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

As per the G.O. in reference 3rd cited, Final Order is hereby issued for Residential Layout with 59 plots Comprised in S.F.Nos: 367/1,2 with site extent of 11800.00 Sq.m or 2.92 Acres of Keelakarai Village, Perambalur Panchayat Union , Perambalur District to the Applicant.Thiru.V.Elayakumar,Chennai.

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 30.07.2025. Further the applicant. Thiru.V.Elayakumar,Chennai has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer (V.P./Special Officer), Perambalur Panchayat Union on 02.08.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.67/2025.

Perambalur District Perambalur Taluk Perambalur Panchayat Union of Keelakarai Village Comprised in S.F.Nos: 367/1,2 with site extent of 11800.00 Sq.m or 2.92 Acres total 1-59 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.V.Elayakumar,Chennai, has regards local body demand and Development charges paid on dated : 15/11/2025. Received the approval demand & development charges amount.

As per the G.O. in reference 4th cited, fees for approval are collected as follows:

1. Layout approval fee Rs.190524/-
2. Plot approval fee Rs.59000/-
3. Inspection fee Rs. 5000/-

As per the letter in reference 5th cited, Charges towards infrastructure development cost are collected as follows:

1. Laying the BT roads Rs. Nil (Since it is laid)
2. Providing Both sides open Drains Rs. Nil/- (work progressed assurance for applicant)
3. Providing Solar street lights Rs. Nil (Since it is laid)
4. Providing Water Distribution Line Rs.86000/-

It is also ensured that Rs.26588/-(Challan No.20251115008462, date:-15.11.2025) 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 59 Local body demand for Layout Approval fees Paid for Rs. 340524/- Rupees Three Lakh Forty Thousand Five Hundred Twenty Four 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.V.Elayakumar,
S/O.Veeraragavan,
No.23/30, 5th Avenue,Banu Nagar,
Ambattur, Chennai – 600053.

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.11.19 19:06:01

Village