Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 8/21/25 7:39 PM

From:

Village Panchayat

Panchayat Office, Vasistapuram,Kunnam(TK),Perambalur(Dt)-621716

To :

Thiru.K.Nareshkumar and K.Vengatesan,
S/O.Karunanithi,
Selliyampalayam Village,
Veppur Taluk,
Cuddalore District – 606304

Online Application Number: 4GQDP2TP

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Kunnam Taluk – Veppur Panchayat Union – Vasistapuram Village - Comprised in S.F.Nos:125/9B1 with Site extent of 1.27 Acres (or) 5135.00 sq.m –
Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant.Thiru.K.Nareshkumar & K.Vengadesan Cuddalore, Online Application No. 4GQDP2TP/49025/2025, dated:
22.06.2025.
2. District Town and country planning Office, Perambalur District Letter No. 4GQDP2TP/49025/2025/PD. (Road pattern issued on
dated:
09.07.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/4747/2025, Dated: 25.06.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.K.Nareshkumar & K.Vengadesan Cuddalore, Dated: 15.07.2025. (Gift Deed No.1629/2025, Dated:14.07.2025)
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: 16.07.2025 (Requiring payment of Centage Fee and Development Charge).
15. Applicant. Thiru.K.Nareshkumar & K.Vengadesan Cuddalore Letter, Dated: 17.07.2025(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.
With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District, Kunnam
Taluk, Veppur Panchayat Union, Vasistapuram Village, Comprised in S.F.Nos:125/9B1 with Site extent of 1.27 Acres (or) 5135.00 sq.m
has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

Residential layout in Perambalur District - Kunnam Taluk – Veppur Panchayat Union – Vasistapuram Village - Comprised in S.F.Nos:125/9B1 with Site extent of 1.27 Acres (or) 5135.00 sq.m Technical Clearance Issued for total 27 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Thiru.K.Nareshkumar & K.Vengadesan Cuddalore has regards local body demand paid on dated : 21/08/2025. Received the approval demand & development charges amount.

Perambalur District Kunnam Taluk – Veppur Panchayat Union – Vasistapuram Village - Comprised in S.F.Nos:125/9B1 with Site extent of 1.27 Acres (or) 5135.00 sq.m total 1-27 housing plots approved for above the actions.

District Town and Country Planning Office Approved Total no of Plots 27 Local body demand for Layout Approval Fees, Development charges, Drainage , Pipeline and Inspection fees Paid for Rs. 803268/- Rupees Eight Lakh Three Thousand Two Hundred Sixty Eight Only.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 09.07.2025. Further the applicant. Thiru.K.Nareshkumar & K.Vengadesan Cuddalore has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer (V.P.)/Special Officer on 14.07.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.60/2025. 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.
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, inspection Fees paid – Rs. 803268 /-, Date: 21.08.2025.
• Land conversion Charges paid – Rs. 7620/-, Date: 21.08.2025.

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:2025.08.21 19:39:37