# Layout Application - Final Approval Letter

Roc No: 01/2026-2027/ RESIDENTIAL LAYOUT

**Date:** 4/9/26 10:08 PM

From:

Village Panchayat

Panchayat Office,Inam agaram,Veppanthattai(TK),Perambalur(DT)- 621117

To :

Thiru. Karuppaiya And Mohamed Elias,
No 3/333,Kaliyamman Kovil Street,
Devaiyur North Village,
Ranjangudi,
Veppanthattai Taluk,
Perambalur District - 621115.

Online Application Number: YMN0R21V

Sir/ Madam,

Sub :

Residential Layout - Perambalur District – Veppanthattai Taluk – Veppanthattai panchayat union - Agaram Village - Comprised in S.F.Nos:20/1A1,1B1 with site extent of 3992 sq.m or 0.99 Acre – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant. Thiru. Karuppaiya and Mohamed Elias, Perambalur District, Online Application No. YMN0R21V /59465/2025, Dated:30.12.2025.
2. District Town and country planning Office, Perambalur District Letter No. YMN0R21V /59465/2025/PD. (Road pattern issued on dated: 08.01.2026).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/10103/2025, Dated: 31.12.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant. Thiru. Karuppaiya and Mohamed Elias, Perambalur District, Dated: 13.01.2026. (Gift Deed No.108/2026, Dated:09.01.2026) .
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.

9. G.O.141, Housing and Urban DevelopmentDepartment, Dated:16.07.2022.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District, Veppanthattai Taluk, Veppanthattai panchayat union - Agaram Village - Comprised in S.F.Nos:20/1A1,1B1 with site extent of 3992 sq.m or 0.99 Acre has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

As per the Circular in the reference 4th cited, Final Order is hereby issued for Residential Layout with 18 plots - Comprised in S.F.Nos:20/1A1,1B1 with site extent of 3992 sq.m or 0.99 Acre Agaram Village, Veppanthattai Taluk, Perambalur District to the . Applicant. Thiru. Karuppaiya and Mohamed Elias, Perambalur District.

In the reference 2nd cited, The Planning permission / Technical clearance issued by the Deputy Director, District Town and Country Planning Department, Perambalur District.

In the reference 2nd cited, road pattern for Residential Layout has been issued by the District Officer on 08.01.2026. Further the applicant. Thiru. Karuppaiya and Mohamed Elias, 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), Veppanthattai Panchayat Union on 09.01.2026. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.04/2026.

Perambalur District, Veppanthattai Taluk, Veppanthattai panchayat union - Agaram Village - Comprised in S.F.Nos:20/1A1,1B1 with site extent of 3992 sq.m or 0.99 Acre total 1-18 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 Agaram Village Panchayat, Veppanthattai Panchayat Union and its original deed is received.

Applicant. Thiru. Karuppaiya and Mohamed Elias, Perambalur District, has regards local body demand and Development charges paid on dated : 07/04/2026. 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.32270/-
2. Plot approval fee Rs.18000/-
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. Nil Since Drainage Provided.
3. Providing street lights Rs. Nil Since Solar Lights Provided.
4. Providing Water Distribution Line Rs. Nil Since Provided.
5. Sapling were planted along the road side and instructed to protect.

As per the letter in reference 9th cited that the simplification of the development of Infrastructure works to be carried out by the developers/owners in the approval of layout that are follows:-

“The owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules.

Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners / developers.

Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers.Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.”

It is also ensured that Rs. 8300/-(Challan No 20260409031795 , date:-09.04.2026) 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 18 Local body demand for Layout Approval fees Paid for Rs. 55270 /- Rupees Fifty Five Thousand Two Hundred Seventy 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. Karuppaiya And Mohamed Elias,
No 3/333,Kaliyamman Kovil Street,
Devaiyur North Village,
Ranjangudi, Veppanthattai Taluk,
Perambalur District – 621115.

-

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Perambalur*
*Date:2026.04.09 22:08:33*