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Layout Application - Final Approval Letter

Roc No: 04/2024-2025

Date: 12/24/24 10:46 AM

From:

Village Panchayat

Panchayat Board office, Elambalur panchayat, Perambalur (TK) & (Dist)., Pin: 621212

To :

Thiru.S.Rajendran,
S/O.Sennan,
No.255DA9/A7, Samiyappa Nagar,
Vadakku Madhavi Road,
Perambalur Taluk,
Perambalur District – 621212.

Online Application Number: CI2Q5NY0

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Perambalur Taluk – Perambalur Panchayat Union - Elambalur Village - Comprised in S.F.No: 341/3A2B1 with site extent of 0.83 Acres (or) 3360.00 sq.m – Technical Clearance Issued - Forwarded for further action.

Ref :

1. Applicant.Thiru.S.Rajendran,Perambalur, Online Application No. CI2Q5NY0/35018/2024, dated: 17.10.2024
2. District Town and country planning Office, Perambalur District Letter No.834/2024-PD. (Road pattern issued on dated:
23.10.2024).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/6974/2024, Dated: 30.09.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant.Thiru.S.Rajendran,Perambalur, Dated: 05.11.2024. (Gift Deed No.8936/2024, Dated: 28.10.2024)
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 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.

Body:

Residential Layout Perambalur District - Perambalur Taluk – Perambalur Panchayat Union - Elambalur Village - Comprised in S.F.No: 341/3A2B1 with site extent of 0.83 Acres (or) 3360.00 sq.m – Technical Clearance Issued - Forwarded for further action - Reg. for total 17 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Thiru.S.Rajendran,Perambalur has, regards local body demand paid on dated : 23/12/2024. received the approval demand amount.
Perambalur District - Perambalur Taluk – Perambalur Panchayat Union - Elambalur Village - Comprised in S.F.No: 341/3A2B1 with site extent of 0.83 Acres (or) 3360.00 sq.m with an extent total 1-17 housing plots approved for above the actions.
District Town and Country Planning Office Approved Total no of Plots 17 Local body demand for Layout Approval Fees and Inspection fees Paid for Rs. 27000/- (Rupees Twenty Seven Thousand) only.
In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 23.10.2024. Further the applicant. Thiru.S.Rajendran,Perambalur has gift deeded the road, road splay and Common areas has been handed over to the The Panchayat President, Elambalur Panchayat on 28.10.2024. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.66/2024 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.
• Layout local body demand and inspection Fees paid – Rs.27000/-, Date: 23.12.2024.
• Land Conversion Charges paid – Rs.28500/-, Date: 23.12.2024.
In case in this layout approval documents any liable are not valid the approval letter.

Village

Signature valid
Signed by: Village Panchayat President
Location:Perambalur
Date:2024.12.24 10:46:28



our services doesn't just end there

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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