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Layout Application - Final Approval Letter

Roc No: 04/2024-2025 Date: 5/15/25 4:24 PM

From:

Village Panchayat

Panchayat Office,Naranamangalam Alathur(tk) perambalaur (DT)621109

To :

Tmt.D.Anjayiram,
W/O.Dhanasangu,
Nadu Street,
Gopurapuram Village,
Virudhachalam Taluk,
Cuddalore District – 606003

Online Application Number: 7NWZBJZ8

Sir/ Madam,

Sub :

Residential Layout –Perambalur District- Alathur Taluk – Alathur Panchayat Union – Naranamangalam Village - Comprised in S.F.Nos: 132/9C1,9D,9E with site extent of 5025.00 Sq.m or 1.24 Acres– Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant.Tmt.D.Anjayiram,Perambalur,Online ApplicationNo.7NWZBJZ8/43206/2025, dated:27.02.2025.
2. District Town and country planning Office, Perambalur District Letter No.7NWZBJZ8/43206/2025/PD. (Road pattern issued on dated: 06.03.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/6781/2024, Dated: 23.09.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant.Tmt.D.Anjayiram,Perambalur, Dated: 24.03.2025. (Gift Deed No.639/2025, Dated:11.03.2025)
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: 24.03.2025(Requiring payment of Centage Fee and Development Charge).
15. Applicant.Tmt.D.Anjayiram,Perambalur, Letter, Dated: 25.03.2025(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.

Body:

Residential Layout in Perambalur District, Alathur Taluk, Alathur Panchayat Union, Naranamangalam Village, Comprised in S.F.Nos: 132/9C1,9D,9E with site extent of 5025.00 Sq.m or 1.24 Acres – Technical Clearance Issued for total 21 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Tmt.D.Anjayiram,Perambalur has, regards local body demand paid on dated : 14/05/2025. received the approval demand amount.

Perambalur District, Alathur Taluk, Alathur Panchayat Union, Naranamangalam Village, Comprised in S.F.Nos: 132/9C1,9D,9E with site extent of 5025.00 Sq.m or 1.24 Acres total 1-21 housing plots approved for above the actions.

District Town and Country Planning Office Approved Total no of Plots 21 Local body demand for Layout Approval Fees, Development charges and Inspection fees Paid for Rs. 134178/- (Rupees One Lakhs Thirty Four Thousand One Hundred Seventy 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 06.03.2025. Further the applicant.Tmt.D.Anjayiram, Perambalur has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer (V.P.), Alathur Panchayat Union on 11.03.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.22/2025. 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. 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, Development charges and inspection Fees paid – Rs.134178/-, Date: 14.05.2025.
• Land Conversion Charges paid – Rs. 16227 /-, Date: 15.05.2025.

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 valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.05.15 16:24:50



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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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