Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 7/14/25 1:47 PM

From:

Village Panchayat

Panchayat Board office, Kavulpalayami panchayat, Perambalur (TK) & (Dist)., Pin: 621220

To :

Thiru.M.Senthilkumar and Three others,
S/O.Madhanagopal,
S1 Renga Apartment,
Mampazhasaalai,
Thiruvanaikkovil Taluk,
Tiruchirappalli District - 620005

Online Application Number: 15CMI0GM

Sir/ Madam,

Sub :

Perambalur District - Perambalur Taluk – Perambalur Panchayat Union – Nochiyam Village - Comprised in S.F.Nos:331/5M,5P,6A1,6C1; 332/5C1B,5C1F,5C2H and Thoramangalam Village with comprised S.F.No.47/1A1Awith site extent of 13018.00 Sq.m or 3.21 Acres – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant. Thiru.M.Senthilkumar and Three others, Tiruchirappalli, Online Application No. 15CMI0GM/44649/2025,Dated:
24.03.2025.
2. District Town and country planning Office, Perambalur District Letter No. 15CMI0GM/44649/2025/PD. (Road pattern issued on
dated: 03.04.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/2404/2025, Dated: 27.01.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.M.Senthilkumar and Three others, Tiruchirappalli, Dated:08.04.2025 (Gift Deed No.2699/2025,
Dated:07.04.2025)
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: 08.04.2025(Requiring payment of Centage Fee and Development Charge).
15. Applicant. Thiru.M.Senthilkumar and Three others, Tiruchirappalli, Letter, Dated: 09.04.2025(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. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025.

Body:

Residential layout in Perambalur District - Perambalur Taluk – Perambalur Panchayat Union – Nochiyam Village - Comprised in S.F.Nos:331/5M,5P,6A1,6C1; 332/5C1B,5C1F,5C2H and Thoramangalam Village with comprised S.F.No.47/1A1Awith site extent of 13018.00 Sq.m or 3.21 Acres Technical Clearance Issued for total 54 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Thiru.M.Senthilkumar and Three others, Tiruchirappalli has regards local body demand paid on dated : 14/07/2025. received the approval demand amount.
Perambalur District - Perambalur Taluk – Perambalur Panchayat Union – Nochiyam Village - Comprised in S.F.Nos:331/5M,5P,6A1,6C1; 332/5C1B,5C1F,5C2H and Thoramangalam Village with comprised S.F.No.47/1A1Awith site extent of 13018.00 Sq.m or 3.21 Acres total 1-54 housing plots approved for above the actions.

District Town and Country Planning Office Approved Total no of Plots 54 Local body demand for Layout Approval Fees, Development charges and Inspection fees Paid for Rs. 799336 /- Rupees Seven Lakh Ninety Nine Thousand Three Hundred Thirty Six Only.

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, Development charges and inspection Fees paid – Rs. 799336 /-, Date: 14.07.2025.

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.”

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 03.04.2025. Further the applicant. Thiru.M.Senthilkumar and Three others, Tiruchirappalli 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 07.04.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.28/2025. Also, Layout Developer/owners have to develop the infrastructure works and other procedures to be followed:

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.07.14 13:47:03