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Layout Application - Final Approval Letter



Roc No: 1/2025-2026

Date: 6/2/25 3:24 PM

From:

Village Panchayat

Panchayat Board office, Keelakarai panchayat, Perambalur (TK) & (Dist)., Pin: 621219

To :

Online Application Number:

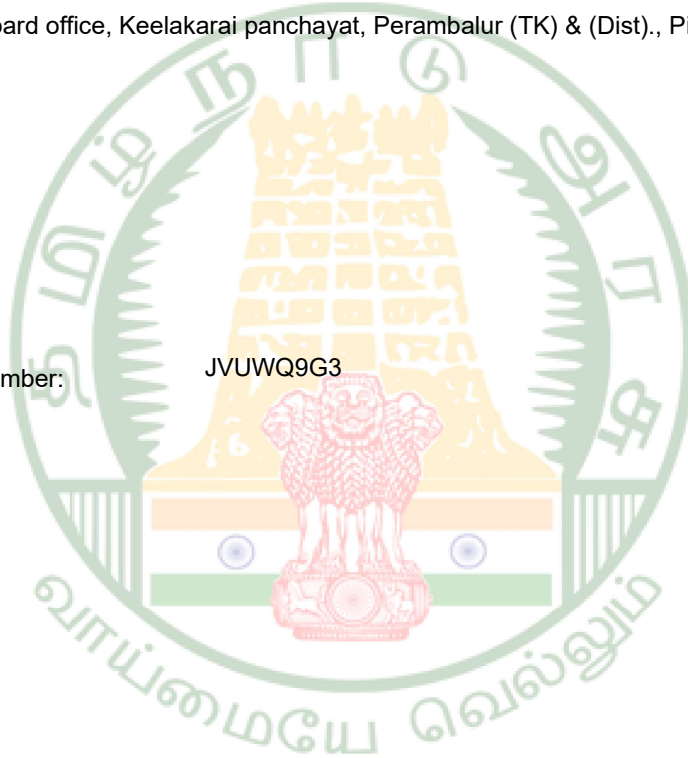
JVUWQ9G3

Sir/ Madam,

Sub :

Ref :

Body:



Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.06.02 15:24:04



Village

LAYOUT APPLICATION - FINAL APPROVAL LETTER

ROC No 1/2025-2026

Date 02 06 2025

From :

Special Officer / Block Development Officer(VP),
Panchayat Board Office,
Keelakarai.

To :

Thiru. D. Akasahadurai (Power Agent),
S/O Dhandapani,
No. 11/99, Madhavacheri Post,
Madhavacheri Village,
Chinnasalem Taluk,
Kallakurichi District-606 207

Sir/ Madam,

Sub :

Residential Layout – Perambalur District -Perambalur union - Keelakarai Village - Comprised in S.F.Nos:63/2A -The Site extent of 1.70 Acres (or) 6900.00 sq.m- Technical Clearance received - Layout Approval Order Issued - Reg.

Ref:

1. Applicant.Thiru.D.Akashadurai (Power Agent), Kallakurichi, Online Application No. JVUWQ9G3/44557/2025, dated: 16.04.2025.
2. District Town and country planning Office, Perambalur District Letter No.JVUWQ9G3/44557/2025/PD. (Road pattern issued on dated: 23.04.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/0624/2025, 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.D.Akashadurai (Power Agent), Kallakurichi, Dated: 29.04.2025. (Gift Deed No.3560/2025, Dated:02.05.2025)
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 06.05.2025 (Requiring payment of Centage Fee and Development Charge).
15. Applicant Thiru D.Akashadurai (Power Agent), Kallakurichi Letter, Dated: 06.05.2025(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 Assistant Director, Geology and mining, perambalur letter No.94 /G&M/2025, dated.25.04.2025.
21. The District Environmental Engineer, TNPCB, letter No.0559/maasusoopo/thanaamaasukavaa/perambalur/kothasaa/2024,dated.18.03.2025.
22. Joint Director , District Town and country planning Office, Perambalur District Letter No.JVUWQ9G3/44557/2025/TCP.dated: 07.05.2025

With Refrence to the 22nd Letter , Joint Director District Town and country planning Office, Perambalur Has Issued for 32 Number Of Plots Residential Layout in Perambalur District, Perambalur Taluk ,Perambalur Panchayat Union ,Keelakarai Village , Comprised in S.F.Nos: 63/2A The Site extent of 6900.00 Sq.m (or) 170 Acre . Applicant. Thiru. D. Akasahadurai, kallakurichi has, Paid Below Feeses on local Body demand Date 30.05.2025.

1. Layout Approval Fees and Inspection fees Paid for Rs. 180543/-
2. Inspection fees Paid for Rs 5000/-
3. Strom Water Drainage Fees Rs. 105000/-
4. Water Line Distribution Fees Rs. 80387/-
5. Land Conversion Charges paid - Rs. 15600/-

In the continuation, road pattern for Residential Layout has been issued by the Joint Director District Town and country planning Office, Perambalur on 07.05.2025. Further the applicant D.Akasahadurai, kallakurichi has gift deeded the road and Common areas has been handed over to the The Block Development Officer/Special Officer, Perambalur Panchayat Union. Hence, the proposed Residential Layout has been approved.

Conditions:

1. It is requested to send the acknowledgment of receipt after obtaining the online approved layout and proceeding orders.
2. 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.
3. In case in this layout approval documents any liable are not valid the approval letter.
4. 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.


Special Officer / Block Development Officer(VP),
Panchayat Board Office,
Keelakarai

Copy

1. Assistant Director (Survey and Land Records),
Perambalur Collectorate Complex,
Perambalur District.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi-Irwin Road Bridge Road,
Egmore, Chennai - 600 008.
3. Joint Director ,
District Town and country planning Office,
Perambalur.


9/11/2025



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



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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