Layout Application - Final Approval Letter

Roc No: 02/2025-2026/layout

Date: 10/15/25 5:05 PM

From:

Village Panchayat

Panchayat Office,Z.Athur Alathur(tk) perambalaur (DT) 621704

To :

Thiru.J.Subramaniyan,
S/O.Jayaraman,
No.12C/36,3rd Cross, Rajaji Nagar,
Ariyalur Town,
Ariyalur Taluk/District – 621713.

Online Application Number: 3QIRYAF3

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Alathur Taluk – Alathur Panchayat Union – Athur Village - Comprised in S.F.No: 31/1 with site extent of 4850.00 Sq.m or 1.20 Acres – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant.Thiru.J.Subramaniyan,Ariyalur,Online Application No. 3QIRYAF3/53446/2025, dated:31.08.2025.
2. District Town and country planning Office, Perambalur District Letter No. 3QIRYAF3/53446/2025/PD. (Road pattern issued on dated: 09.09.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/2404/2025, Dated: 20.08.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant.J.Subramaniyan,Ariyalur, Dated: 11.09.2025. (Gift Deed No.1960/2025, Dated:10.09.2025).

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District, Alathur Taluk, Alathur Panchayat Union, Athur Village, Comprised in S.F.No: 31/1 with site extent of 4850.00 Sq.m or 1.20 Acres has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

As per the G.O. in reference 3rd cited, Final Order is hereby issued for Residential Layout with 24 plots Comprised in S.F.No: 31/1 with site extent of 4850.00 Sq.m or 1.20 Acres of Athur Village, Alathur Panchayat Union , Alathur Taluk to the Applicant Thiru.J.Subramaniyan,Ariyalur.

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

2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 09.09.2025. Further the applicant. J.Subramaniyan,Ariyalur has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer (V.P./Special Officer), Alathur Panchayat Union on 10.09.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.79/2025.

Perambalur District, Alathur Taluk, Alathur Panchayat Union, Athur Village, Comprised in S.F.No: 31/1 with site extent of 4850.00 Sq.m or 1.20 Acres total 1-24 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 Pillankulam Panchayat and its original deed is received.

Applicant Thiru.J.Subramaniyan,Ariyalur. has regards local body demand and Development charges paid on dated : 15/10/2025. Received the approval demand & development charges amount.

As per the G.O. in reference 4th cited, fees for approval are collected as follows:

1. Layout approval fee Rs.65257/-
2. Plot approval fee Rs.24000/-
3. Inspection charges Rs. 5000/-

As per the letter in reference 5th cited, Charges towards infrastructure development cost are collected as follows:

1. Laying the BT roads Rs. Nil (Since it is laid)
2. Providing Both sides open Drains Rs. Nil (Since it is laid)
3. Providing street lights Rs. Nil (Since it is laid)
4. Providing Water Distribution Line Rs. Nil (Since it is laid)

It is also ensured that Rs.9383/-(Challan No. 20251015027715, date:15.10.2025) 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 24 Local body demand for Layout Approval fees Paid for Rs. 94257 /- Rupees Ninety Four Thousand Two Hundred Fifty Seven Only.

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.”

Copy to:
Thiru.J.Subramaniyan,
S/O.Jayaraman,
No.12C/36,3rd Cross, Rajaji Nagar,
Ariyalur Town,
Ariyalur Taluk/District – 621713.

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.10.15 17:05:04

Village