

PP

APPROVAL RECORD

Planning Permission

Survey 164/31

South, Perambalur taluk

Perambalur district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

1806 sq.m

PURPOSE

Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

No. 132-A3, Periyar Street, Thuraimangalam, Perambalur - 621212

ROC No. 645_2022_PD

/ 2022 / TCP

Date 23/08/2022

From

Joint Director / Deputy Director / Assistant Director

No. 132-A3, Periyar Street, Thuraimangalam, Perambalur - 621212

To :

Thiru. THIRUMAL,

D.No: 175G/7A,

North Street,

Sir/ Madam,

Sub : Residential Layout – District Town & Country Planning Office, Perambalur District – Perambalur Taluk/Municipality – Perambalur South Village - S.F.No.164/31A - extent of 1806 sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr. Thirumal, Perambalur Letter, Dated: 15.08.2022.

2.District Town and country planning Office, Perambalur District Letter No.645/2022-PD.(Road pattern issued on dated: 23.08.2022).

3.Joint Director Agriculture department, Letter No. E2/5555/2022, Dated:11.08.2022.

4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

7.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.

8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

9.Demand payment Request Letter, Dated: 23.08.2022. (requiring payment of Centage Fee, OSR

Guideline Value Fee and Flag Day Fund).

10.Applicants Mr. Thirumal, Perambalur Letter, Dated: 23.08.2022.(Payment of Centage Fee, OSR Guideline Value Fee and Flag Day Fund).

11.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

12. G.O.141, Housing and Urban Development, Dated:16.07.2022

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout sub-division in Perambalur district Perambalur Taluk/Municipality, Perambalur South Village, S.F.No. 164/31A, extent of 0.18.06 Hectare applied to the District Town and Country Planning Office, Perambalur for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout sub-division has been issued by the District Officer on 23.08.2022. Hence, the proposed Residential layout sub-division has been approved and the Approval No. is LA/DTCP(PD). No.25/2022.

1. Layout Developer/owner 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. 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.

5. In G.O.79 Housing and Urban Development Department, dated: 04.05.2017,

I. Rule 3 of Non-Planning area that local body has to levy of Rs.1000/- for each and every plots in the approved layout as a scrutiny fee.

II. Rule 9, concerned local body should collect 3% Market Land Value as Land Conversion Charges prior issuing of final approval. The account detail is below:

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

6. In the reference 11th cited that the simplification of the development of Infrastructure works to be carried out by the developers/owners in the approval of layout that are follows:-

“The owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners / developers. 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.”

7. As per TNCDBR-2019 the following fee and charges are collected as follows:

- Scrutiny Fees – Rs. 2,709/- Remitted through Online



S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	2709	16/08/2022
2	OSR Fee	396385	23/08/2022
3	Centage Charges	1200.00	23/08/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director(i/c)

Enclosure

1. Layout original map and Condition – 2

Perambalur District.

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

