Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026/ LAYOUT

Date: 11/14/25 5:13 PM

From:

Village Panchayat

Panchayat Office, Agaramsegur,Kunnam(TK),Perambalur(Dt)-621108

To :

Thiru.N.Venkatachalam
S/O.Natarajan,
No.1/144, Main Road,
Vayalapady,
Kunnam Taluk,
Perambalur District – 621716

Online Application Number: UZQ0R53J

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Kunnam Taluk – Veppur Panchayat Union – Agaramseegur Village - Comprised in S.F.Nos: 121/4B,5,6,7E1; 170/1,2A,3,4A,4B,5,7 with site extent of 34950.00 Sq.m or 8.63 Acres – Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant.Thiru.N.Venkatachalam,Perambalur, Online Application No. UZQ0R53J/43700/2025, dated:09.03.2025.
2. District Town and country planning Office, Perambalur District Letter No. UZQ0R53J/43700/2025/PD. (Road pattern issued on dated: 24.03.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/0741/2025, Dated: 01.02.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant.Thiru.N.Venkatachalam,Perambalur, Dated: 15.04.2025. (Gift Deed No.1658/2025, Dated:11.04.2025)
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: 17.04.2025(Requiring payment of Centage Fee and Development Charge).
15. Applicant.Thiru.N.Venkatachalam,Perambalur, Letter, Dated: 20.04.2025(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.
With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District, Kunnam
Taluk, Veppur Panchayat
Union, Agaramseegur Village, Comprised in S.F.Nos:121/4B,5,6,7E1;170/1,2A,3,4A,4B,5,7 with site extent of 34950.00 Sq.m or 8.63 Acres has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

Residential layout in Perambalur District - Kunnam Taluk – Veppur Panchayat Union – Agaramseegur Village - Comprised in S.F.Nos: 121/4B,5,6,7E1; 170/1,2A,3,4A,4B,5,7 with site extent of 34950.00 Sq.m or 8.63 Acres Technical Clearance Issued for total 172 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.

Applicant. Thiru.N.Venkatachalam,Perambalur, has regards local body demand paid on dated : 25/07/2025. received the approval demand amount.

Perambalur District - Kunnam Taluk – Veppur Panchayat Union – Agaramseegur Village - Comprised in S.F.Nos: 121/4B,5,6,7E1; 170/1,2A,3,4A,4B,5,7 with site extent of 34950.00 Sq.m or 8.63 Acres total 1-172 housing plots approved for above the actions.

District Town and Country Planning Office Approved Total no of Plots 172 Local body demand for Layout Approval Fees, Development charges and Inspection fees Paid for Rs. 1849751/- Rupees Eighteen Lakh Forty Nine Thousand Seven Hundred Fifty One Only.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 24.03.2025. Further the applicant.Thiru.N.Venkatachalam, Perambalur has gift deeded the Park, road, road splay and Common areas has been handed over to The Block Development Officer(V.P.)/Special Officer,Veppur,on 11.04.2025. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.29/2025. 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.
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.

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

1. Layout approval fee Rs.376201/-

2. Plot approval fee Rs.172000/-
3.Inspection charges Rs. 11000/-

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

1. Laying the BT roads Rs. Nil (Work completed) .
2. Providing Both sides open Drains Rs. (Partialy Work completed. balance work progresses for applicant)
3. Providing street lights Rs. Nil (Provided).
4. Providing Water Distribution Line Rs. Nil (Provided).
5.Water storage assurance for applicant deposite amount paid localn body.

• Layout local body demand, Development charges and inspection Fees paid – Rs. 1849751 /-, Date: 25.07.2025. demand bill return for residing layout basic infrastructure charges 1290550/- (twelve lakhs ninety thousand five hundred fifty only).- Date :- 01.08.2025.

• Required residing layout basic infrastructure partially work finished balance work assured by applicant. Deposite amount paid for local body village account and recived payment for Rs.500600/- (Rupees Five Lakhs Six Hundred only). Date:- 13.11.2025. Deposite amount paid for local body village account and recived payment for Rs.800000/- (Rupees Eight Lakhs only). Date:- 14.11.2025.

• land conversion fees Paid. It is also ensured that Rs.62890/-(Challan No. 20251031018680, date:31.10.2025) 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.

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.N.Venkatachalam
S/O.Natarajan,
No.1/144, Main Road,
Vayalapady,
Kunnam Taluk,
Perambalur District – 621716

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.11.14 17:13:10

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.