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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 06/2025-2026/Residential layout

Date: 3/25/26 10:21 AM

From:

Village Panchayat

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

To :

Thiru. Selvakumar,
S/O.Ramalingam,
Nochiyam Village,
Perambalur Taluk,
Perambalur District - 621212.

Online Application Number: PHQJASAC

Sir/ Madam,

Sub :

Residential Layout – Perambalur District – Perambalur Taluk – Perambalur Panchayat union - Nochiyam Village - Comprised in S.F.Nos: 140/10A1,10C1,12A,12B,141/9,10,25 with site extent of 4650 sq.m or 1.16 Acre – Technical Clearance Issued - Forwarded for further action - Reg

Ref :

1. Applicant. Thiru.Selvakumar, Perambalur District, Online Application No. PHQJASAC /59467/2025, Dated:30.12.2025.
2. District Town and country planning Office, Perambalur District Letter No. PHQJASAC /59467/2025/PD. (Road pattern issued on dated: 07.01.2026).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/10104/2025, Dated: 31.12.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.Selvakumar, Perambalur District, Dated: 13.01.2026. (Gift Deed No.286/2026, Dated:09.01.2026).
6. G.O(Ms).No.181, Housing and Urban Development [UD4(1)] Department, dated: 09.12.2020
7. G.O(Ms).No.180, Rural Development and Panchayat Raj (P.R.-II(2)) Department, dated: 05.12.2024
8. Commissioner of Rural Development and Panchayat Raj Department, Chennai Letter Rc.No. 4870/2024/PRI.MIS-1, dated: 16.05.2025.

9. G.O.141, Housing and Urban DevelopmentDepartment, Dated:16.07.2022.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District, Perambalur Taluk, Perambalur Panchayat Union, Nochiyam Village - Comprised in S.F.Nos: 140/10A1,10C1,12A,12B,141/9,10,25 with site extent of 4650 sq.m or 1.16 Acre has applied to the District Town and Country Planning Office, Perambalur for concurrence.

Body:

As per the G.O. in reference 4rd cited, Final Order is hereby issued for Residential Layout with 25 plots - Comprised in S.F.Nos: 140/10A1,10C1,12A,12B,141/9,10,25 with site extent of 4650 sq.m or 1.16 Acre Nochiyam Village, Perambalur Panchayat Union , Perambalur District to the Applicant. Thiru.Selvakumar, Perambalur District.

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 07.01.2026. Further the applicant. Thiru.Selvakumar, Perambalur District 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 09.01.2026. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD).No.03/2026.

Perambalur District Perambalur Taluk Perambalur Panchayat Union Nochiyam Village - Comprised in S.F.Nos: 140/10A1,10C1,12A,12B,141/9,10,25 with site extent of 4650 sq.m or 1.16 Acre total 1-25 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 Perambalur Panchayat Union and its original deed is received.

Applicant. Thiru.Selvakumar, Perambalur District., has regards local body demand and Development charges paid on dated : 24/03/2026. Received the approval demand & development charges amount.

As per the G.O. in reference 7th cited, fees for approval are collected as follows:

1. Layout approval fee Rs.111213/-
2. Plot approval fee Rs.25000/-
3. Inspection fee Rs. 5000/-

As per the letter in reference 8th cited, Charges towards infrastructure development cost are collected as follows:

Laying the BT roads Completed, street lights are estimate amount paid to TN EB, water distribution line demand amount Rs.41328/- paid local body , drainage work progressing applicant submitted undertaking letter for block development officer and the deposit has been Rs. 200000/- paid for it, Sapling were planted along the Road side.

It is also ensured that Rs. 28166 /-(Challan No 20260324029601 , date:-24.03.2026) 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 25 Local body demand for Layout Approval fees Paid for Rs. 382541 /- Rupees Three Lakh Eighty Two Thousand Five Hundred Forty One Only.

As per the letter in reference 9th 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.”

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. Selvakumar,
S/O.Ramalingam,
Nochiyam Village,
Perambalur Taluk,
Perambalur District – 621212.

-

-

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2026.03.25 10:21:59

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

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