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Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 4/25/25 2:14 PM

From:

Village Panchayat

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

To :

Thiru.G.Baskar,
S/O.Gurusamy,
No.138A/3, First Street,
Kaspa Kallakurichi Town,
Kallakurichi Taluk,
Kallakurichi District – 606202.

Online Application Number: C6PAF6SJ

Sir/ Madam,

Sub :

Residential Layout – Perambalur District - Kunnam Taluk - Veppur Panchayat Union - Pennakonam South Village - Comprised in S.F.No.263/3A2 with site extent of 16440.00 Sq.m or 4.06 Acres - Technical Clearance Issued - Forwarded for further action.

Ref :

1. Applicant. Thiru.G.Baskar, Kallakurichi, Online Application No. C6PAF6SJ/30047/2024, dated:28.08.2024.
2. District Town and country planning Office, Perambalur District Letter No.698/2024-PD. (Road pattern issued on dated: 11.09.2024).
3. Joint Director Agriculture department, Perambalur, Letter No. U4/4907/2024, Dated: 18.07.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant. Thiru.G.Baskar, Kallakurichi, Dated: 17.09.2024. (Gift Deed No.4474/2024 Dated: 16.09.2024)
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: 18.09.2024 (Requiring payment of Centage Fee and Development Charge).
15. Applicant. Thiru.G.Baskar, Kallakurichi, Letter, Dated: 19.09.2024 (Remitted of Centage Fee and Development Ref : 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

Body:

Residential Layout – Perambalur District - Kunnam Taluk – Veppur Panchayat Union - Pennakonam South Village - Comprised in S.F.No.263/3A2 with site extent of 16440.00 Sq.m or 4.06 Acres - Technical Clearance Issued for total 88 numbers of plots layout approval for District Town and country planning Office, Perambalur Technical clearance issued approve the local body.
Applicant. Thiru.G.Baskar, Kallakurichi has, regards local body demand paid on dated : 22/02/2025.received the approval demand amount.
Perambalur District - Kunnam Taluk – Veppur Panchayat Union - Pennakonam South Village - Comprised in S.F.No.263/3A2 with site extent of 16440.00 Sq.m or 4.06 Acres total 1-88 housing plots approved for above the actions.
District Town and Country Planning Office Approved Total no of Plots 88 Local body demand for Layout Approval Fees, EB light post and Inspection fees Paid for Rs.93000/-
(Rupees Ninety Three Thousand) only.
In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on 11.09.2024. Further the applicant. Thiru.G.Baskar, Kallakurichi has gift deeded the road, road splay and Common areas has been handed over to The Panchayat President, Pennakonam South Panchayat on 16.09.2024. Hence, the proposed Residential Layout has been approved and the Approval No. is LA/DTCP(PD). No.55/2024 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. 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) arehanded over to the concerned local authority and its original deed is received.
• Layout local body demand and inspection Fees paid – Rs.93000/-, Date: 22.02.2025.
• Land Conversion Charges paid – Rs. 33000 /-, Date: 22.02.2025.
• Development Charges paid – Rs. 232924/-, Date: 22.04.2025.
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.”

Signature valid
Signed by: Village Panchayat President
Location:Perambalur
Date:2025.04.25 14:14:10
Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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