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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1925/2026/B8 **Date:** 7/30/26 9:07 PM

From:

Village Panchayat

Panchayat Office, Keelapuliyur,Kunnam(TK),Perambalur(Dt)-621115

To :

Thiru. G.Srinivasan S/o Govindharaj,
No:2/594/A, Arasu Nagar,
Ravuthapatti,
Ariyalur District - 621 706.

Online Application Number: 5FUR0TGN

Sir/ Madam,

Sub :

Residential Layout – Perambalur District – Kunnam Taluk – Veppur panchayat union – Keelapuliyur North Village – Lands in S.F.No: 392/7A1 with site extent of 5420.00 sq.m – layout developed with 22 plots – due procedures followed – Final approval issued.

Ref :

1. Application No. 5FUR0TGN/63159/2026, Dated: 19.03.2026 on single window portal for planning permission submitted by Thiru. G.Srinivasan S/o Govindharaj, Ariyalur.
2. Letter No. 5FUR0TGN/63159/2026/PD Dated: 30.03.2026 of the Deputy Director, Town and Country Planning ,Perambalur.
3. Gift deed executed by Thiru. Senthilkumar and M N Raja, Perambalur Dated: 02.04.2026
4. Roc.No. 5FUR0TGN/63159/2026/PD /2026/TCP Dated:08.04.2026 of the Deputy Director, Town and Country Planning , Perambalur.
5. Circular of the Commissioner of Rural Development and Panchayat Raj, Chennai Rc. No.4870/2024/PR 2.2 Dated: 10.01.2025
6. Rc.No 4870/2024/PRI.MIS-1, dated: 16.05.2025 of the Commissioner of Rural Development and Panchayat Raj, Chennai
7. Letter received from the Applicant Dated:23.07.2026
8. Report submitted by the Assistant Engineer, Panchayat Union, Veppur Dated: 09.07.2026
9. Letter received from the Applicant Dated:30.07.2026
10. Report submitted by the Pennakonam Panchayat Secretary Dated:30.07.2026

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Body:

1. Thiru. G.Srinivasan S/o Govindharaj, Ariyalur has applied for approval of the residential layout proposed in S.F.No. 392/7A1 with an extent of 5420.00 sq.m (1.33 acres) in Keelapuliyur (North) Village, Kunnam Taluk, Perambalur District through the Single Window Portal for Planning Permission vide Application No. 5FUR0TGN/63159/2026, dated 19.03.2026.

2. The Deputy Director, Town and Country Planning, Perambalur has approved the road pattern for the proposed residential layout vide Letter No. 5FUR0TGN/63159/2026/PD, dated:30.03.2026. Thiru. G.Srinivasan S/o Govindharaj, Ariyalur has executed a Gift Deed on 02.04.2026 transferring ownership of the roads, road splays and OSR area to the Special Officer, Keelapuliyur Village Panchayat / Block Development Officer(VP), Veppur. The Deputy Director, Town and Country Planning, Perambalur has accorded technical clearance vide Roc. No. 5FUR0TGN/63159/2026/PD /2026/TCP dated:08.04.2026

3. The Special Officer, Keelapuliyur Village Panchayat / BDO(VP), Veppur inspected the proposed layout and instructed the layout promoter to develop infrastructure facilities as per rules in force. The layout promoter has handed over the original Gift Deed to the office of the Special Officer, Keelapuliyur Village Panchayat / BDO(VP), Veppur on 16.07.2026. Avenue saplings have been planted in the layout area and fencing has been provided around the OSR land. The details of infrastructure executed and unit cost adjusted are tabulated hereunder:

i. Cost for laying BT roads: Rs. Nil - roads have been laid by the applicant.
ii. Cost for open drains: Rs. Nil - drains have been provided by the applicant.
iii.Cost for street lights: Rs.1,50,000/- Unit cost paid by the Applicant in Panchayat General Fund Account.
iv. Cost for water distribution lines: Rs. Nil - pipelines have been laid by the applicant.

4. The details of fees remitted by the applicant towards layout and plot approval are tabulated hereunder:

i. Layout approval fee: Rs.58,341/-
ii. Plot approval fee: Rs.22,000/-
iii. Inspection fee: Rs.10,000/-
iv. Land conversion charge: Rs.7,980/-

5. Hence, considering all the factors mentioned above, final approval is hereby granted for the layout comprising 22 plots in S.F.No. 392/7A1 with an extent of 5420.00 sq.m (1.33 acres) in Keelapuliyur (North) Village, Kunnam Taluk, Perambalur District. The layout promoter shall carry out maintenance works as per the guidelines laid down in the Tamil Nadu Combined Development and Building Rules, 2019. If any deviation is noticed on the part of the applicant/layout promoter, action will be initiated under Rule 13 of the said Rules.

Block Development Officer(V. P),

Veppur.

To:
Thiru. G.Srinivasan S/o Govindharaj,
No:2/594/A, Arasu Nagar,
Ravuthapatti,
Ariyalur District - 621 706.

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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
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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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