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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 663/2026/B8/Residential Layout

Date: 4/5/26 5:35 PM

From:

Village Panchayat

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

To :

Thiru. Karthick S/o Sowntharajan,
No-40, Panchayat Main Road,
Perungudi,
Chennai -600 096.

Online Application Number: OT0Z824H

Sir/ Madam,

Sub :

Residential Layout – Perambalur District – Kunnam Taluk – Veppur panchayat union – Keelapuliyur(North) Village – Lands in S.F.Nos:204/2B with site extent of 4450 sq.m – layout developed with 24 plots – due procedures followed – Final approval issued

Ref :

1. Application No. OT0Z824H, Dated:12.10.2025 on single window portal for planning permission submitted by Thiru. Karthick S/o Sowntharajan, Chennai.

2. Letter No. OT0Z824H /55171/2025/PD Dated: 10.12.2025 of the Deputy Director, Town and Country Planning ,Perambalur.
3. Gift deed executed by Thiru. Karthick S/o Sowntharajan, Perunkudi, Chennai Dated: 02.03.2025
4. Roc.No. OT0Z824H (55570/2025)/2025/TCP Dated:28.11.2025 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 of the Special Officer, Keelapuliyur Village Panchayat/Block Development Officer(VP), Veppur Rc.No:663/2026/B8 Dated:28.03.2026(Addressed to the Applicant)
8. Letter received from the Applicant Dated:01.04.2026
9.Report submitted by the Keelapuliyur Panchayat Secretary Dated:02.04.2026

Body:

Order:

Thiru. Karthick S/o Sowntharajan, Perungudi, Chennai has requested an approval for the residential layout proposed in the lands comprising Survey Nos. 204/2B with an extent of 4450 sq.m (1.10 acres) in Keelapuliyur(North) village of Kunnam taluk, Permabalur District through Single Window Portal for Planning Permission by an Application No. OT0Z824H, dated:12.10.2025

2. The Deputy Director, Town and Country Planning , Perambalur has approved the road pattern for the proposed residential layout vide Letter No. OT0Z824H /55570/2025/PD Dated: 28.11.2025. Thiru. Karthick S/o Sowntharajan, Perungudi, Chennai has executed a Gift deed on 02.03.2025 transferring ownership of the road, road splay and common areas to the special officer, Keelapuliyur Village Panchayat/Block Development Officer(VP), Veppur. The Deputy Director, Town and Country Planning, Perambalur has given technical clearance in Roc.No. OT0Z824H (55570/2025)/2025/TCP, Dated:10.12.2025.

3. The special officer, Keelapuliyur Village Panchayat/Block Development Officer(VP), Veppur visited the proposed layout on 12.03.2025 and informed the layout promoter to develop infrastructure facilities in the layout as per the rules in vogue. Again the layout was visited by the special officer, Keelapuliyur Village Panchayat/Block Development Officer(VP), Veppur on 28.03.2026 and inspected the infrastructure facilities developed therein. The layout promoter has handover the gift deed in original in the office of special officer, Keelapuliyur Village Panchayat/Block Development Officer(VP), Veppur. Saplings have been planted in layout area and fencing has been made around the OSR land. The details of infrastructure and payment of unit cost done by the applicant are here under tabulated

1. The cost of laying of the BT road is Rs. Nil since road has been laid by the applicant.
2. The cost of open drains is Rs. Nil since drainage has been constructed by the applicant.
3. The cost of street lights is Rs. Nil since Street lights have been erected by the applicant.
4. The cost of water distribution line is Rs. Nil since pipes have been laid by the applicant.
5. The cost of culvert is Rs.Nil since piped culvert has been laid.

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

1. Layout approval fee is Rs.47900/-
2. Plot approval fee is Rs.24000/-
3. Inspection fee is Rs. 10000/-
4. Land conversion charge is Rs.6600/-

5. Hence, considering all the factors mentioned above , final approval is hereby issued for the 24 plots made in the layout in the lands comprising Survey Nos. 204/2B with an extent of 4450 sq.m (1.10 acres) in Keelapuliyur village of Kunnam taluk, Permabalur District. Maintenance works shall be carried out by the layout promoter as per the guidelines laid down in Tamil Nadu Combined Development and Building Rules, 2019. If any deviation is noticed on the part of applicant/ layout promoter, action will be initiated under the rule 13 of the above said Rules.

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2026.04.05 17:35:01

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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