

PP

APPROVAL RECORD

Planning Permission

Survey 213/1

Namakkal, Tiruchengode taluk
Namakkal district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

1.3375 Acres

PURPOSE

Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

Door No.6/1217, Paramathi Road (South Side),
Namakkal -637001.

ROC No. NKL/ B3HAFXC3/2857

/ 2022 / TCP

Date : 10/05/2023

From:

Joint Director / Deputy Director / Assistant Director

Door No.6/1217, Paramathi Road (South Side),
Namakkal -637001.

To :

The Panchayat President,
Thokkavadi Panchayat,
Tiruchengode Panchayat Union,
Tiruchengode Taluk,
Namakkal District

Sir/ Madam,

Sub : Residential Layout - Office of the District of Town and Country Planning - Namakkal District- Namakkal District- Tiruchengode taluk / Panchayat Union – Thokkavadi Panchayat/ Village- S.F.No: 213/1A1D1 at an extent of 1.3375 Acres or 5415.00Sq.m- Technical clearance issued - forwarded for further action - Reg

Ref : 1. Applicant MR.P SHANMUGAM AND FOUR OTHER MEMBER, Letter Dated:21.09.2022
2. District Town and country planning Office, Namakkal District Letter No: NKL/ B3HAFXC3/2857/2022(Road pattern issued on dated:11.11.2022).
3. Joint Director Agriculture department, Letter No:4/13126/2022, Dated:19.09.2022.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant MR.P SHANMUGAM AND FOUR OTHER MEMBER, Letter dated:16.11.2022(Gift deed document No.10047/2022(LOCAL BODY)and 10046/2022 (TANGEDCO), dated:15.11.2022).
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/Nov4(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 Letter, Dated:22.11.2022(Requiring payment Centage Fee).
15. Applicant MR.P SHANMUGAM AND FOUR OTHER MEMBER, Dated:22.11.2022(Payment of Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. In the Hon'ble Madras High Court W.P.No:12970 of 2023, CORAM dated:27.04.2023.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Namakkal District, Tiruchengode taluk / Panchayat Union, Thokkavadi Panchayat/ Village, S.F.No: 213/1A1D1 at an extent of 1.3375 Acres or 5415.00Sq.m forwarded to Assistant Director of Town and Country Planning, Namakkal for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential has been issued by the Assistant Director, Namakkal District Town and Country Planning on 11.11.2022. Further the Applicant MR.P SHANMUGAM AND FOUR OTHER MEMBER, has submitted the gift deed for the road, road splay and Park areas has been handed over to The Panchayat President, Thokkavadi Panchayat on 15.11.2022(Gift Deed No:10047/2023)& for TANGEDCO Gift Deed document No:10046/2022, Dated:15.11.2022. Further the applicant has paid the Centage Charge on 22.11.2022. Hence, this residential layout given approval as per the court order cited in the 17th

reference above with below conditions.

1. As per the condition, the layout has been approved and approved number issued as SWP/DTCP/NAMAKKAL/LAYOUT NO:169/2023 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately.
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions

1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicant after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
 2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, PP-1 areas S.F.No sub-division in favour concern local body.
 3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA
 4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval
- Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27
Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only

the applicant entitlement to development is verified in the documents submitted with the applicant application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

- I) Scrutiny Charge - Rs.8122/- dated:21.09.2022
- II) Centage Charge- Rs.7200/- dated:22.11.2022.

Enclosure:

Layout Original Map and Condition - 2 SETS

Copy to:-

1. MR.P SHANMUGAM AND FOUR OTHER MEMBER,
S/O PERIYAGOUNDAR,
246/6, STREET NO:2,
SENGODAMPALAYAM,
THIRUCHENGODE,
NAMAKKAL- 637 209 - 1 SET

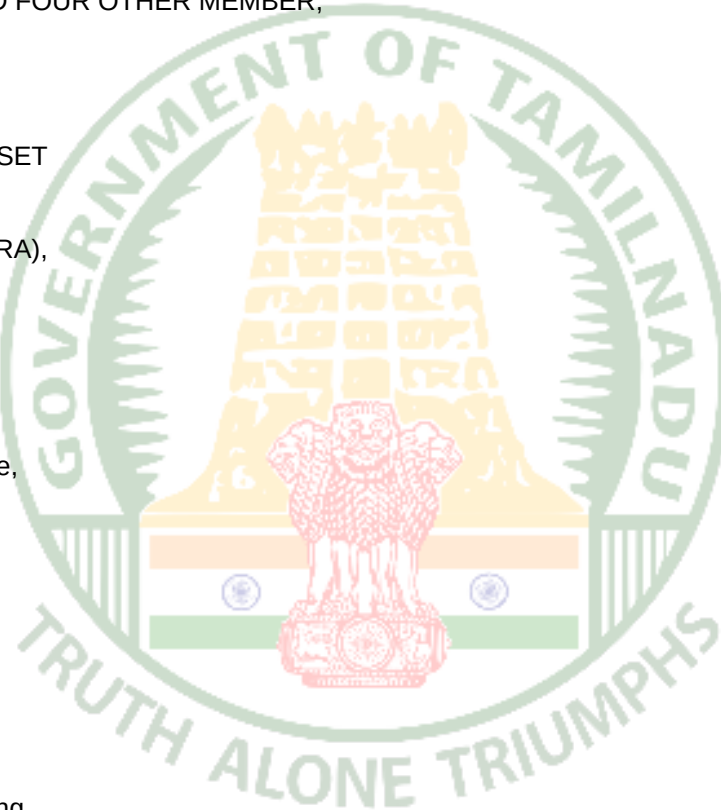
2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No:1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai- 600 008 - 1 SET

3. Sub-Registrar,
Tiruchengode Register Office,
Namakkal District. - 1 SET

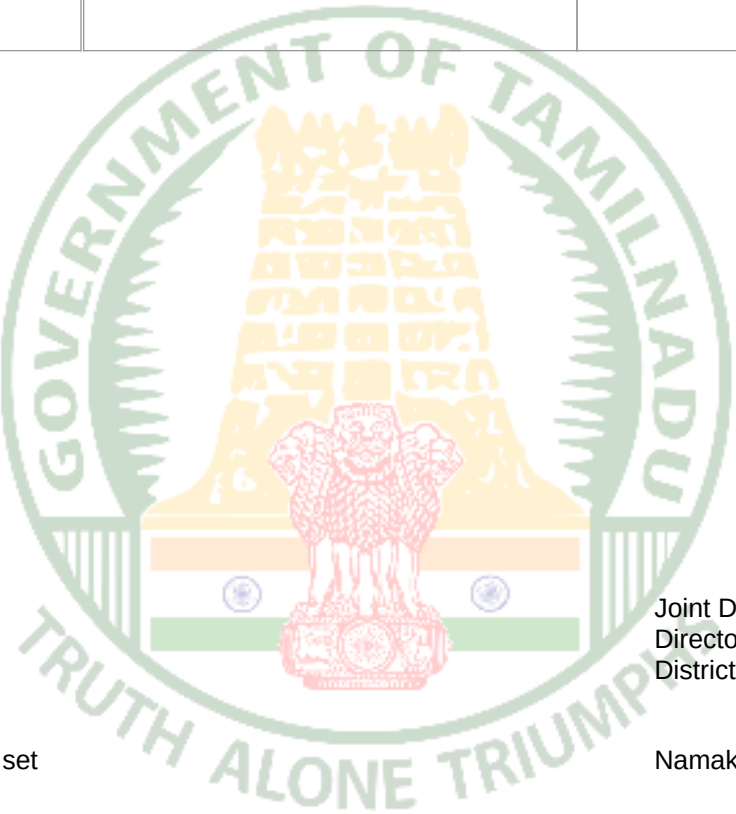
4. Assistant Director,
Survey Land Records,
Namakkal District. - 1 SET

5. Tashildar,
Tiruchengode Taluk,
Namakkal District. - 1 SET

6. Superintendent Engineering,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
Namakkal District. - 1 SET



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8122	21/09/2022
2	OSR Fee		
3	Centage Charges	7200.00	22/11/2022
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Enclosure

1.Layout original map and Condition – 2 set

Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Namakkal District.

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](#)



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



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.

