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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: NKL/00MQJO8Q/47757/2025/TCP

Date: 06/09/2025

From:

Village Panchayat
Karuveppampatti

To :

Mr.M.Sakthivel and Mr.N.Balaji,
D.No.10/18A Molakakadu,
Morur Bit II,
Sankagiri,
Salem – 637 304.

Online Application Number: 00MQJO8Q

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal - The proposal for Residential Layout with an extent of 2.0750 Acres (or) 8400.00 Sq.m in S.F.No. S.No. 117/1 - Karuveppamapatti Village & Panchayat - Tiruchengode Panchayat Union-Tiruchengode Taluk-Namakkal District-Non Planning Area-Technical Concurrence issued -forwarded for further action-reg

Ref :

1. Applicant Mr.M.Sakthivel and Mr.N.Balaji, Namakkal District Online Application Ref No: 00MQJO8Q (F.No. 47757) Dated.11.06.2025.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department,Namakkal vide Letter K.Dis.E4/5758/2025 [00MQJO8Q-25412], Dated:13.05.2025
4. CircularfromtheDirectorofTownandCountryPlanning,Roc.No:19799/2020/T,Dated:24.12.2020&08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/00MQJO8Q/47757/2025/TCP(Roadpattern issued on dated: 12.06.2025).
6. Applicant Mr.M.Sakthivel and Mr.N.Balaji, Namakkal District Online Application Ref No: 00MQJO8Q (F.No.

47757). Gift deed document No:
5830/2025 (LOCAL BODY) & 5831/2025 (TANGEDCO), Dated: 30.05.2025.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.18,DepartmentofMunicipalAdministrationandWaterSupply,Dated:04.02.2019andG.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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. GovernmentLetterNo.19113/Nov4(3)/2017-1,HousingandUrbanDevelopmentDepartment,Dated: 30.08.2017.
12. CircularfromtheCommissionerofTownandCountryPlanning,letterno.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. CircularfromtheDirectorofTownandCountryPlanning,RocNo.4367/2019/TCP2,Dated: 13.03.2019, 14.10.2019,
05.02.2020 and
14.08.2021.
15. G.O.(Ms).No.53,HousingandUrbanDevelopmentDepartment,Dated:28.02.2024.[Government Gazette No.28, Part-II,
Section 2,
Dated. 10.07.2024].
16. G.O.(Ms).No.01, Rural Development & panchayat Raj (PR-1) Department, Dated: 06.01.2025.
17. TheDivisionalEngineer,HighwayDepartment,NamakkalOfficevideletterRoc.No.585/2025/JDO, Dated.02.05.2025.
Ref :
18. ThisOfficeOnlineDemandpaymentRequestLetter,Dated:12.06.2025&03.07.2025.(requiring payment of OSR Charge,
Centage Fee ,
Development Charge & Sub Division Charges).
19. Applicant Mr.M.Sakthivel and Mr.N.Balaji, NamakkalDistrictOnline Application Ref No: 00MQJO8Q (F.No.47757), Dated.02.07.2025 & 04.07.2025. (payment
of OSR Charge, Centage Fee, Development Charge & Sub Division Charges)

Body:

TheLayoutProposalreceivedvidethereference1stcitedOnlineApplicationwasprocessedasperthe rules prevailing and after
perusing the
recordsandafterconductinginspectiontheapplicantwasdirectedtohandovertheportionofland earmarked for roads & public
purposes
meant for local body and TANGEDCO vide under reference 5thcited above.
Onreceivingthegiftdeedsoftcopyfromtheapplicantvidethroughonline6thcitedabove,andon receiving the payment of charges such as
OSRCharge,Centagecharge,DevelopmentCharge&SubDivisionChargesvideunderreferences19th cited above, the Technical
Concurrence is issued to the said layout subject to the following conditions.
1. Asperthecondition,thelayouthasbeenapprovedandtheapprovedassignedtothelayoutis SWP/DTCP/NAMAKKAL/LAYOUT NO:
166/2025.TheapprovedlayoutPlanisenclosedherewithfortakingfurtheractioninthisregard.The applicant should submit the
Original Gift
Deedof6thcitedabovetoTheSpecialOfficer,KaruveppamapattiPanchayat,TiruchengodePanchayat Union and it has been forwarded with
it for further action.
2. Further,whenthefinalapprovalisgivenbythelocalbody,itisrequestedtosendacopyofthe conditions to this office
immediatelyasper Condition
no.9 (b).

3. Aftertheapprovalofthelocalbody,Itisrequestedtosendtheapprovedresidentiallayoutmaptothe concerned registration
department
office and land survey department for information and appropriate action
4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5. Aspercircularcitedin13th,itisrequestedtosendtheproceedingordersandmapstotheconcerned Tahsildar to update in Tamilnilam
website Special Conditions.
6. TheLocalauthorityshallaccordpermissiondulyfollowingtherules/regulations/ordersissuedfromtime to time under the
respective rules.
SpecialConditions:
Asperthedirectionsreferenceunder12thcitedandaspertheprovisionsstipulatedinRule47(11)of TNCDBR – 2019 vide reference under
10th cited above.
1. a)IfthelocatedsiteliesintheMunicipal/Corporationareas:Collectingthenecessaryfeesincludingthe charges for providing
amenities
likeroads,stormwaterdrainsandstreetlightsfromtheapplicantsaftercollectingthenecessaryfeesthe final layout sketch, permit of
planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b)OtherthanMunicipal/Corporationareas:Shallcollectthenecessaryfeesandissuethefinallayout sketch, permit of planning
authority
alongwiththepermitoflocalbodytotheapplicant(s)directly,onlyafterensuringthattheapplicantlaystar roads, provide other amenities
likestormwaterdrains,watersupplyfacilitiesbyconstructingrequiredOHT,providenecessarystreet lights etc., as per the standardsspecified by
the local body.
2. (EWS)PlotsreservedforEconomicallyWeakerSectionshouldnotbeamalgamatedorrearranged.But in rural areas, if the
EWS plots are
notsoldaftermorethan3years,aftertheplotapproval,asperG.O.16,MunicipalAdministrationand Water Supply Department,
Dated:
31.01.2020 should be applied in appropriate permission for amalgamation of EWS plots.
3. Withreferencetothe13thcitedand14thcitedletter,theconcernlocalbodymustissuethefinalapproval after transfer of earmarked road
S.F.No sub-division in favour concern local body.
4. TheTamilNaduGovernmentinG.O.Ms.No.112,HousingandUrbanDevelopmentDepartment,dated 22.06.2017 have
approved the Tamil
NaduRealEstate(Regulation&Development)Act2016,Thepromoterhastoadvertise,Market,booksell or offer for sale or invite persons to
purchaseinanymanneranyplot,apartmentorbuilding,asthecasemaybe,inanyRealEstateProjector part of it only after registering the
RealEstateProjectwiththeRealEstateAuthority.Theapplicanthasrequestedtofollowtheprotocolsas per instruction given by
TNRERA
5. ConditionmentionedintheNoobjectioncertificatesobtainedfromtheCentral/StateGovernment Departments must be
followed
scrupulously
6. AsperG.O.79HousingandUrbanDevelopmentDepartment,dated:04.05.2017,in-caseofnon- planned area rule 3 it has
been requested
tocollectRs.1000asscrutinyfeeforeachplots.Andunderrule9concernedlocalbodyshouldcollectthe 3% Market Land Value as Land
conversioncharges,beforeissuingthefinalapproval Head of
Account:
0217 Urban Development - 60 other Urban Development Schemes – 800otherReceipts-ASReceiptsunderLandUseConversionCharges- 27 Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)

7. AccordingtotheCircularNo.12544/14/CBdated:04.07.2014statingthat,TheDirectorateofTownand Country Planning
Department has
notlegallycertifiedthetitletotheownershipbygrantingtechnicalclearanceandplanningpermission.Only the applicant's entitlement to
developmentisverifiedinthedocumentssubmittedwiththeapplicant'sapplication(leasedeed,saledeed, gift deed, etc.) any person
wishingtopurchasethepropertymustindividuallyassertownershipofthepropertytotheapplicant.Also,if anyone else dispute
arises
individualrightsoverit,theycansettleitbeforetheappropriatecompetentcourt.TheDirectorateofTown and Country Planning
Department
is not the right organization to decide this.
8. AsperTNCDBR-2019thefollowingfeeandchargesarecollectedasfollows: Scrutiny Fee
: Rs.12600.00/- Dated.11.06.2025.
OSR Charge : Rs.80545.00/- Dated.27.06.2025.
Centage Charges : Rs.14400.00/- Dated. 02.07.2025.
Development Charges : Rs.16800.00/- Dated. 02.07.2025.
SubDivisionCharges:Rs.19200.00/-Dated.02.07.2025.

Layout Conditions

1. Alterationofplotsizes,roadpattern,sizes,dimensionsofpublicallotmentsandfurthersubdivisionofthe plot contrary to the
Layout
PlanapprovedbytheDistrictTownandCountryPlanningOfficeshallnotbedonewithouttheprior approval of the District Town
and Country
PlanningOffice.
2. Thecornersoftheplotslocatedatthejunctionoftworoadsshouldbelaidwiththesplaysshownonthe approved Layout Plan.
3. Noplotshallbesold,leasedortransferredinanyothermanneroranybuildingshallbeconstructedon any plot before fulfilling
the
above two conditions.
4. TheplotsshowninapprovedLayoutplanshouldbeusedonlyfortheconstructionofresidentialhouses other than the plots selected for
publicpurposes.Also,onlyinthoseplaceswherethelanduseisrequestedtobechanged,onlythose developments mentioned in
ResidentialusezoneasperTNCDBR-2019shouldbeallowedbythelocalbodyonlyafterobtainingthe prior approval of the department.
5. Ifalowvoltage/highvoltagepowerline/telegraphlineislaidthroughtheplots,thelineshouldbe shifted to the edge of the
road or
as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. Onallstreetsexceeding7.2metersinwidth,shadetreesshallbeplantedwithin1.00metersandnot more than 9.00 meters in
succession of the road boundary.
8. Theapplicantmustobtainapprovalregardingtheplots/Layout.Also,beforeconstructingthebuildingsin the plots, the applicant should
beobtainedpermissionfromtheDistrictTownandCountryPlanningOfficeandtheLocalBodyOffice concerned for each building.
9. a)Asonlyplanningpermission/concurrencehasbeengiventothesaidplotbytheDistrictTownand Country Planning Office.If any
problemarisesregardingtherightoflandfortheplot,itshouldbeconsideredanddecidedbythelocal body.
b)Whenthesaidplotsareapprovedbythe LocalAuthority,acopyoftheapprovalshouldbesenttothis office, along with a copy of proof
(gift deed document) of handover of the public open spaces to the local body concerned.
10. Oncetheapplicantreceivestheapprovaloftheplayoutplanfromthe DistrictTownandcountryplanning office, the approved
layout plan
shallbepermanentlypublishedattheentranceofthelayoutwithoutanychange/releasefirpublicview through a 6' x 4' permanent Display
board along with the details of resolution number and date of approval of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission/Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

6.9.25

The Special Officer/
Block Development Officer(V.Pts)
Karuveppampatty Panchayat

தனி அலுவலர் /
வட்டார வளர்ச்சி அலுவலர் (கி.ஊ)
கருவேப்பம்பாடி ஊராட்சி

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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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.