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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: LA/01/2024 Date: 5/30/24 1:15 PM

From:

Village Panchayat

Sirumolasi

To :

D R DEEPAKUMAR, 5/414, SAKTHI GARDEN,
SAKTHI NAGAR,
SIRUMOLASI,
THIRUCHENGODE,
NAMAKKAL-637209.

Online Application Number: 2SRST9VE

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal - The proposal for Residential Layout in a site with a total
extent of 1.76 Acres or 7125.00 Sq.m bearing S.F. No: 8/1A2 – Sirumolasi Village /Panchayat (Extent of 6860.00 Sq.m) andS.F.No:112/1G3 – Athipalayam Village/Panchayat(Exten of 265.00 Sq.m) - Tiruchengode Panchayat Union/Taluk - Namakkal
District -Order issued - Reg.

Ref :

1. Applicant Mr.D R DEEPAKUMAR, Tiruchengode Taluk, Namakkal District, Application Ref No: 2SRST9VE (F.No. 15586),
Dated. 08.09.2023.
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. E4/7901/2023, Dated:19.05.2023 (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
5. District Town and country planning Office, Namakkal District Letter No:NKL/2SRST9VE/15586/2023 (Road pattern issued on
dated: 18.10.2023)
6. Applicant Mr.D R DEEPAKUMAR, Tiruchengode Taluk, Namakkal District, Application Ref No: 2SRST9VE (F.No. 15586), (Gift
deed document
No:9277/2023 (LOCAL BODY) & 9278/2023 Dated: 09.11.2023 (TANGEDCO)).

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
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: 18.10.2023 and 21.11.2023 (requiring payment of OSR Fees and Centage Fee).
15. Applicant D R DEEPAKUMAR, Tiruchengode Taluk, Namakkal District, Application Ref No: 2SRST9VE (F.No. 15586), Dated.
15.11.2023 and 23.11.2023 (Payment of OSR Fees and Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,
05.02.2020 and 14.08.2021.
17. The Block Development Officer, Tiruchengode Panchayat Union vide letter No:966/2022/T3, Dated:05.09.2023.
18. District Town and country planning Office, Namakkal District Letter No: NKL/2SRST9VE/15586/2023/TCP (Planning Permission issued on
dated: 24.11.2023)

Body:

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
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.
The fees/charges collected from the applicant are as follows:Layout approval fees :32,000/- Dt.28.05.2024
Layout inspection fees:1500/- Dt.28.05.2024

Received the 3% Market Land Value
as Land conversion
charges
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)

Layout Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the
Layout Plan
approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and
Country Planning
Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling
the above two
conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for
public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned
in Residential use
zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be 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. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in
succession of
the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the
applicant should be
obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem
arises regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy
of proof (gift
deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved
layout plan shall
be permanently published at the entrance of the layout without any change / release fir public view 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.
1. The Assistant Director,
Department of Land Survey and Records,
Namakkal District.
2. Tashildar,
Tiruchengode Taluk,
Namakkal District.
3. Sub-Registrar,
Tiruchengode Sub-Registrar Office,
Namakkal District.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.
5. Superintendent Engineering,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
Namakkal District.
6.Joint Director / Deputy Director / Assistant Director
Door No.6/1217, Paramathi Road (South Side),
Namakkal -637001.

Village

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.