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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 400/2025-26 **Date:** 3/18/26 7:39 PM

From:

Executive officer

6/12B,Vaiyappamalai Main Road,Mallasamudram,Tiruchengode(Tk),Namakkal(Dt),637503

To :

Thiru.M. Thangavelu,
Flat No. 6,
1st Floor,
Surya Apartments,
Kannankurichi,
Salem - 636008.

Online Application Number: 02IK8QAU

Sir/ Madam,

Sub :

Layout Approval – Namakkal District – Mallasamudram Town Panchayat – Mallasamudram Keezhmugam Village – Issuance of Order granting Final Approval for 88 residential plots situated in Survey Nos. 158/2A2B and158/ 2B1, covering an extent of 4.2916 acres or 17,368 square meters – Regarding.

Ref :

1.Online Application No. 02IK8QAU submitted by Mr. M. Thangavelu, dated 04.06.2025.
2.Letter Ref. No. NKL/02IK8QAU/45262/2025/TCP from the Assistant Director of Town and Country Planning, Namakkal District, dated 27.06.2025.
3.Eligibility Certificate Letter Ref. No. 400/2025/A1 from the Junior Engineer, Mallasamudram Town Panchayat, dated 04.03.2026.
4. Resolution No. 57/2026 of the Mallasamudram Special Grade Town Panchayat Council, dated 10.03.2026.
5.Letter Ref. No. 102/2026 from the Sub-Registrar, Mallasamudram Sub-Registrar Office, dated 10.03.2026.
6.Letter Ref. No. 400/2025/A1 from the Executive Officer, Mallasamudram Special Grade Town Panchayat, dated 12.03.2026.
7.This Office’s Remittance Challan No. 1402/2025-26, dated 16.03.2026.
8.Relevant documents.

Body:

Order:-

Technical approval, subject to certain conditions, has been granted by the Assistant Director of Town and Country Planning, Namakkal District, for 88 residential plots situated within an area of 4.2916 acres (or 17,368 square meters) in Survey Nos. 158/2A2B and 158/2B1 of Mallasamudram Keezhmugam Village, Mallasamudram Special Grade Town Panchayat, Namakkal District.

Subsequently, the basic amenities established within the plot subdivision were inspected by the Junior Engineer of the Mallasamudram Special Grade Town Panchayat, and a quality certification was obtained. Furthermore, the applicant was informed that a sum of Rs. 198,787/— (representing 3% of the market value of the land, which falls under the Mallasamudram Periya Uppupalayam area) was to be remitted under the appropriate head of account, and a sum of Rs. 1,046,169/— was to be paid to the Town Panchayat. These amounts were collected by the Town Panchayat and credited to its bank account via the respective challan numbers.

Consequently, in accordance with the Town Panchayat Council Resolution cited in Reference 4, an order is hereby issued granting final approval for the 88 residential plots situated within an area of 4.2916 acres (17,368 square meters) in Survey Nos. 158/2A2B and 158/2B1 of Mallasamudram Keezhmugam Village, Mallasamudram Special Grade Town Panchayat, Namakkal District, subject to the conditions stipulated below.

Conditions

1. Without the prior permission of the Town Panchayat, alterations to plot sizes, road layouts and dimensions, the dimensions of Open Space Reservation (OSR) plots, and the further sub-division of plots shall not be permitted.
2. If any fraudulent activity is detected in the submitted documents, this order shall be cancelled without any prior notice.
3. This is subject to any regulations that may be issued in the future by the Government and the Department of Local Administration.
4. All conditions stipulated in Letter No. NKL/ZMZ8AC6Z/27060/2024TCP, dated 16.08.2024, issued by the Assistant Director of Town Planning, Namakkal District, must be strictly adhered to.
5. If, during an audit, it is discovered that the amount collected for the approval of the land subdivision is deficient, the outstanding amount must be remitted to the Town Panchayat immediately.
6. Public spaces within the land subdivision—such as roads and parks—must not be encroached upon.
7. The land subdivision must strictly adhere to all rules and regulations stipulated under the Tamil Nadu Municipalities Act.
8. The plots within the subdivision must be handed over with all established development works (infrastructure) in good, undamaged condition; furthermore, if the Executive Officer deems additional development works necessary, such works must be carried out.
9. Upon obtaining approval for the land subdivision, all relevant details pertaining to the subdivision must be clearly displayed for public view via a notice board.
10. Sewage soak pits must be constructed for the individual plots located within the land subdivision.

Executive officer,
Mallasamudram Town Panchayat,
Namakkal District.

Copy to:-

1) For the information of the Deputy Director, Department of Urban Development.
2)The layout plan for this plot has been approved and is forwarded herewith to the Sub-Registrar,

Executive officer

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

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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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