Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026-2027-226245

Date: 5/22/26 3:50 PM

From:

Village Panchayat

Andipalayam

To :

M/s. Sivaguru Nagar represented by Mr.R.Appavu,
D.No: 2/61, Odakadu Pudur,
Chittalandur Vazhi,
Nallipalayam Village,
Tiruchengode Taluk,
Namakkal District-637 201.

Online Application Number: 0W47MA5O

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.4175 Acres or 5738.00 Sq.m. in S.F.No. 37/2B1A2 – Andipalayam Village & Panchayat - Tiruchengode Panchayat Union-
Tiruchengode Taluk - Namakkal District - Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant M/s. Sivaguru Nagar represented by Mr.R.Appavu, Namakkal District Online Application Ref No: 0W47MA5O
(F.No.61437), Dated.12.02.2026.
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. E4/1645/2026 [0W47MA5O - 40414],Dated: 23.02.2026. (Dry
Land NOC Letter).
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/0W47MA5O/61437/2026/TCP (Road pattern
issued on dated: 23.03.2026).
6. Applicant M/s. Sivaguru Nagar represented by Mr.R.Appavu, Namakkal District Online Application Ref No: 0W47MA5O

(F.No.61437), Gift deed document No: 2992/2026 (LOCAL BODY), &
2993/2026 (TANGEDCO), Dated: 02.04.2026.
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. 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.
15. G.O.(Ms).No.53, Housing and Urban Development Department, 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. G.O.(Ms).No.155, Housing and Urban Development [UD4(1)] Department, Dated: 08.10.2025.
18. The Block Development Officer, Tiruchengode Office vide letter Roc.No.593/2026/T6, dated.04.03.2026.
19. The Tahsildar, Tiruchengode Office vide letter Roc.No.764/2026/A4, dated.13.03.2026.
20. This Office Online Demand Payment Request Letter, dated:23.03.2026 & 27.04.2026. (Requiring payment of OSR Charge,
Centage Fee, Development Charge&Sub Division Charges).
21. Applicant M/s. Sivaguru Nagar represented by Mr.R.Appavu, Namakkal District Online Application Ref No: 0W47MA5O
(F.No.61437), Dated.27.04.2026 & 05.05.2026. (Payment of OSR
Ref :
Charge, Centage Fee, Development Charge &Sub Division Charges).

Body:

The application seeking Technical Clearance for the proposed formation of residential layout to an extent of 1.4175 Acres or
5738.00 Sq.m. in S.F.No. 37/2B1A2, Andipalayam Village &
Panchayat, Tiruchengode Panchayat Union, Tiruchengode Taluk, Namakkal District was processed as per rules prevailing and
after perusing the records and after conducting inspection. The
applicant was directed to handover the portion of land earmarked for roads & public purposes meant for local body and
TANGEDCO vide under reference 5th cited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of
charges such as OSR Charge, Centage charge, Development
Charge & Sub Division Charges vide under references 21st cited above, the Technical Concurrence is issued to the said layout
subject to the following conditions.
1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 82/2026.The approved layout Plan is enclosed herewith
for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to The Special
Officer, Andipalayam Panchayat, Tiruchengode Panchayat Union,
Tiruchengode Taluk, Namakkal District and it 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 as per Condition no.9 (b).
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 acknowledgement 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 Tahsildar to update in
Tamilnilam website Special Conditions.
6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the
respective rules.
Special Conditions:
As per the directions reference under 12th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide
reference under 10th cited above.
1. a) 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 applicants 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(s) 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 (s)
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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the
EWS plots are not sold after more than 3 years, after the plot
approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020 should be applied in
appropriate permission for amalgamation of EWS plots.
3. With reference to the 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer of
earmarked road S.F.No sub-division in favour concern local body.
4. 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
5. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed scrupulously
6. 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 conversion charges, before issuing the
final approval
7. 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)
8. 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's entitlement to development is verified in the documents
submitted with the applicant's 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.
9. As per G.O.155 Housing and Urban Development Department, dated: 08.10.2025, Layout (Plotted Development)
Requirements. - Telecom utilities in layout shall be as given below:-
a. Empty pipes (large size Hume pipes / HDPE pipes) of minimum width of 0.15m in diameter shall be laid along the outer edges
of the layout roads in order to accommodate
telecommunication cable.
b. The layout plans shall clearly indicate the telecom as Utility Infrastructure line."
10. If a high voltage power 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.
11. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.8607.00/- Dated.12.02.2026.
OSR Charge : Rs. 58617.00/- Dated.27.04.2026
E-Challan No. 20260427020640
Centage Charges : Rs.8700.00/- Dated. 05.05.2026.
E-Challan No. 20260505004856
Development Charges : Rs. 11476.00/- Dated. 05.05.2026.
Sub Division Charges : Rs. 11600.00/- Dated. 05.05.2026.
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.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2026.05.22 15:50:28

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

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.