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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 / Patharai

Date: 6/14/25 6:07 PM

From:

Village Panchayat

Patharai

To :

Mr. K. Selvaraj s/o Kandasamy
No.1/13, Elanthakuttai ,Sengadu ,
KumarapalayamTaluk
Namakkal District.

Online Application Number: EU3GAUTC

Sir/ Madam,

Sub :

Residential Layout -District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an exten of 1.10 Acres (or) 4453.00 Sq.mt in S.F.No: 393/2B – Pallipalayam Agraharam Village & Patharai Village panchayat – Pallipalayam Panchayat Union – KumarapalayamTaluk - Namakkal District- Final Approval issued – forwarded for further action -Reg

Ref :

1.Applicant Mr. K. Selvaraj, Namakkal District Online Application Ref No:EU3GAUTC/37730 /2025/TCP, Dated 14.11.2024
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
5.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.
6.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
7.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
8.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

Dated: 07.01.2022.

Body:

Order:

1. In the letter from the Assistant Director Town and Country Planning Department (Planning Permission), Namakkal District, issued to Namakkal District, Kumarapalayam Taluk Pallipalayam Panchayat Union, Pallipalayam Agraharam Village & Patharai Village panchayat, and Approving to an extent of 1.10 Acres (or) 4453.00 Sq.mt in S.F.No: 393/2B Residential Layout. The technical Clearance / concurrence /planning permission is issued to the above mentioned Residential layout and the approval no is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT NO.43/2025 subject to special conditions and technical clearance from the local authority.

2. The fees /charges collected from the applicant are as follows:
Layout approval fees : Rs. 67678/- Dt.04.06.2025
Layout Inspection fees : Rs. 16000/- Dt.04.06.2025
3% Market Land Value : Rs. 23500/- Dt 04.06.2025

Therefore, Subject to Specific Conditions, Namakkal District, Kumarapalayam Taluk, Pallipalayam Agraharam Village & Patharai Village panchayat, and Approving to an extent of 1.10 Acres (or) 4453.00 Sq.mt in S.F.No: 393/2B It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:
1. Namakkal District, Assistant Director, District Town and Country Planning Department, ROC No: EU3GAUTC/37730 /2025/TCP, Dated 19.02.2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission issued number: SWP/DTCP/NAMAKKAL LAYOUT NO.43/2025
2. Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
3. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9. Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.
10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.
11. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.
12. A permanent notice board of size 6×4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.
13. Promoter should be provide basic infrastructure Mini Water Tank ,Bore well and Others within 45 days. If not provide order is cancelled.
14. Details of allotments of plots for which technical approval has been granted:
1) Total layout area : 4453.00Sq.mt
2) No of plots : 16

Special Officer / BDO (VP),
Patharai panchayat,

Copy to:

1. Assistant Director , Town and Country Planning Department
   (Planning Permission), Namakkal.
2. The Sub Registrar, Office of the Sub Registrar, Kumarapalayam, Namakkal District
3. The Assistant Director, Department of Land survey and Records, Namakkal District.
4. The Chairman, TNRERA, Chennai.
5. PanchayatSecretary,Patharai Panchayat office, PallipalayamUnion.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.06.14 18:07:01

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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