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

27.10.2025

From:
K.KOKILA & G.PERIYASAMY
19/7, High School 2nd Street,
Paundamangalam (PO),
Paramathi Velur Taluk,

To:
The Tamilnadu Real Estate Regulatory Authority
No.1-A, CMDA Tower - II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Sub: **Approved layout number not mentioned in the approved plan - Query Reply - Regarding**

Dear Sir,

We **K.KOKILA & G.PERIYASAMY** Land owner for the layout project situated at **"JPR KUMARAN NAGAR",** Survey Number - 84/2B, Periasolipalayam Village & Panchayat, Kabilarmalai Panchayat Union, Paramathi Velur Taluk, Namakkal District, Tamilnadu.

We have obtained DTCP approval through online single window portal vides letter number: ROC No. NKL/NKTRF7EQ/45430/2025/TCP dated 28.07.2025. Final approval given by local body letter Number: ROC No: 01 dated 11.09.2025. In this plan approved number not mentioned and online application number mentioned with QR Code as per DTCP approved letter. We request you to consider this application give TNRERA Approval.

Signature of applicant

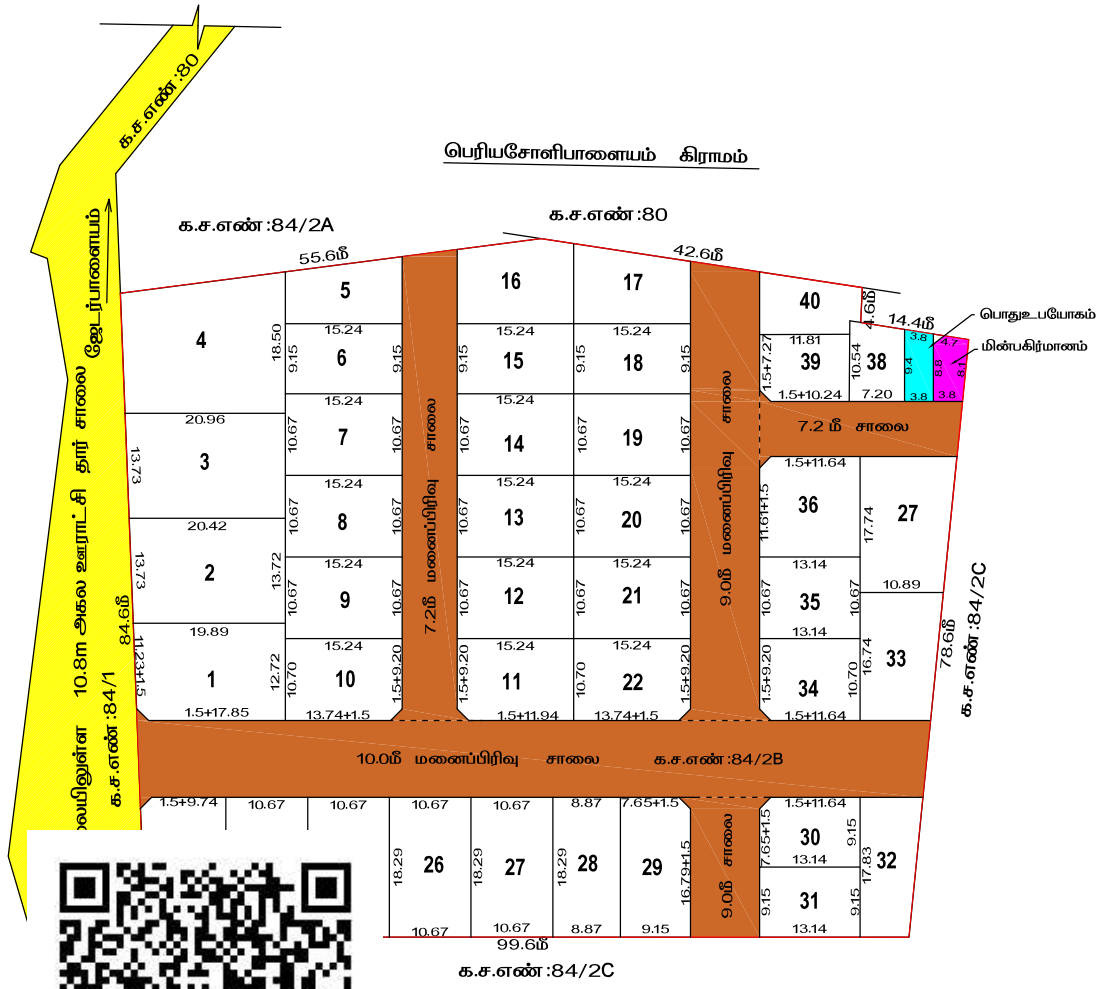
K. Kokila

G.

மாவட்ட நகர் ஊரமைப்பு அலுவலகம் (DTCP)
நாமக்கல்
கபிலர்மலை ஊராட்சி ஒன்றியம்

நாமக்கல் மாவட்டம், பரமத்திவேலூர் வட்டம், பெரியசோளிபாளையம் ஊராட்சி மற்றும் கிராமம் , க.ச.எண். 84/2B-ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம் .

அளவு : 1 : 500
கோப்பு எண் :
இணையதள விண்ணப்ப எண் : NKTRF7EQ/2025



/ குறிப்பு :

மனைப்பிரிவின் மொத்தப்பரப்பு	: 2.25 ஏக்கர் (அ) 9106.00 ச.மீ
சாலையின்மொத்தப்பரப்பு	: 2.25 ச.மீ
கோரிய மனைகள்	: 40
ஒதுக்கிய மனைகள்	: 40
மனைப்பிரிவின் எல்லை	
உத்தேச சாலை	
நிலையில் உள்ள சாலை	

// பொது ஒதுக்கீடுகள் :

(உத்தேச சாலை பரப்பளவு நீங்களாக மீதமுள்ள மனைப்பிரிவு பரப்பளவிற்கு கணக்கீடு செய்யப்பட்டுள்ளது)

மனுதாரரால் உள்ளாட்சிக்கு தானபத்திரம் மூலம் ஒப்படைக்கப்பட்டுள்ளது .

சாலை மெத்தபரப்பு (மூலைமுடக்கு உட்பட) : 2366.45ச.மீ

பூங்காவிற்கான பரப்பு

i) ஒதுக்கப்பட வேண்டிய பூங்கா பரப்பு : (மனைப்பிரிவு பரப்பு – மனைப்பிரிவு சாலை பரப்பு)x10%
: (9106.00 – 2366.45x 10% = 673.955 ச.மீ

ii) TNCDBR-2019 விதி எண்.47(6)-ன் படி 673.955 ச.மீ (10.00%) (மனுதாரரால் அரசு வழிகாட்டி மதிப்பு தொகையினை உரிய அரசு கணக்கு தலைப்பில் செலுத்தப்பட்டது).

பொது உபயோகம்(TNCDBR 47(8) ன் படி தானமாக ஒப்படைக்கப்பட்ட 1% ஒதுக்கீடு)

I) பொதுஉபயோகம்(LOCALBODY) : 34.58 ச.மீ (0.51%)
II) மின்பகிர்மானம் (TANGEDCO) : 35.91 ச.மீ (0.53%)

மூலை முடக்கு : 12.0மீ வரை அகலம் உள்ள சாலைகளுக்கு 1.5மீ x 1.5மீ –ம் விடப்படல் வேண்டும் .

நிபந்தனைகள் :

1. அரசாணை எண் : 18 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல்துறை (MA-1) நாள் .04.02.2019 அரசாணை எண் : 16 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல்துறை (MA-1) நாள் .31.01.2020-ன் படி மனைப்பிரிவு சாலைகள் மற்றும் LOCALBODY-ற்கான பொது உபயோக இடத்தினை உள்ளாட்சி தானமாக பெற நடவடிக்கை மேற்கொள்ளப்படல் வேண்டும் மற்றும் TANGEDCO-ற்கான பொது உபயோக இடத்தினை TANGEDCO அல்லது உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டுள்ளது .
2. அரசாணை எண் : 181 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல்துறை நாள் .09.12.2020-ல் தெரிவித்துள்ளவாறு சாலைகள், மழைநீர் வடிகால் வசதி, மேல்நிலை நீர்தேக்கத்தொட்டியுடன் கூடிய குடிநீர் வசதிகள் மற்றும் தெருவிளக்கு வசதிகள் ஆகியனவை உள்ளாட்சியின் விருப்பத்திற்கு ஏற்ப அமைக்கப்பட்ட பின்னர் இறுதி ஒப்புதல் வழங்கப்படல் வேண்டும் . மற்றும் அரசாணை எண் .141, வீட்டுவசதி மற்றும் நகர்ப்புற வளர்ச்சித்துறை நாள் .16.07.2022-ல் தெரிவித்துள்ளவாறு நடவடிக்கைகள் மேற்கொள்ளப்பட்ட பின்னரே இறுதி ஒப்புதல் வழங்கப்படல் வேண்டும் .
3. இம்மனைப்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும்முன் இடத்தினை எந்தத்துறையாலும் நில ஆர்ஜித நடவடிக்கை மேற்கொள்ளப்படவில்லை என்றும் , எந்தத்துறையாலும் நிலஆர்ஜித பட்டியல் மாவட்ட வருவாய் அலுவலருக்கு அனுப்பப்படவில்லை என்றும் தலைவர் / தனி அலுவலர் , பெரியசோளிபாளையம் ஊராட்சி அவர்கள் உறுதிசெய்யவேண்டும் .
4. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என்று அரியப்பட்டாலோ அல்லது மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பும் இன்றி நகர் ஊரமைப்பு இயக்குநர் , சென்னை அவர்களால் ரத்து செய்யப்படும் .
5. விற்பனைக்குண்டான மனைகள் விற்பனை செய்யும் போது இவ்வரைபட நகலோடு நகர் ஊரமைப்புத்துறையில் ஒப்புதல் அளிக்கப்பட்ட ஆணையின் நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும் .
6. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்த வித மாற்றம் விடுதலின்றி மனைப்பிரிவு விடுதலின்றி நுழைவாயிலில் 6' x4' அளவிலான நிரந்திர தகவல்பலகை மூலம் பொது மக்கள் பார்வைக்கு நிரந்தரமாக பிரசுரிக்கப்பட வேண்டும் .
7. உத்தேச மனைப்பிரிவு சாலைகள் தார் சாலைகளாக அமைக்கப்பட்ட பின்னர் உத்தேச மனைப்பிரிவு சாலைகளின் தரம் குறித்து யூனியன் பொறியாளரிடமிருந்து தகுதிச்சான்று பெற்றுக்கொள்ளப்பட வேண்டும் .

வடகரைஆத்
மேல்முகம் கி

Signature valid
Signed by: Assistant Director
Location:Namakkal
Date:2025.07.28 14:11:03

Signature valid
Signed by: Village Panchayat President
Location:Namakkal
Date:2025.09.11 14:06:28

திருமதி .தே.புவனேஸ்வரி
அனவர் / உதவி வரைவாளர்

திருமதி .செ.சந்தியா
வரைவாளர் நிலை –III

திருமதி .பொயமுனாதேவி
மேற்பார்வையாளர்

உதவி இயக்குநர் ,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம் ,
நாமக்கல் மாவட்டம் .

Town and Country Planning Department(Planning Permission)

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex,Namakkal 637003

ROC No. NKL/ NKTRF7EQ/45430/2025/TCP Date : 28/07/2025

From:

Joint Director / Deputy Director / Assistant Director

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex,Namakkal 637003

To :

The Special Officer,
Periasolipalayam Panchayat,
Kabilarmalai Panchayat Union,
Paramathi Velur Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.25 Acres (or) 9106.00 Sq.m in S.F.No: 84/2B – Periasolipalayam Village & Panchayat– Kabilarmalai Panchayat Union –Paramathi Velur Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicants Mrs.K.Kokila and Mr.G.Periyasamy, Namakkal District Online Application Ref No: NKTRF7EQ (F.No.45430), Dated.02.05.2025.
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. E4/4091/2025, Dated: 28.04.2025. [NKTRF7EQ-23211].(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/ NKTRF7EQ/45430/2025/TCP (Road pattern issued on dated: 09.07.2025).
6. Applicants Mrs.K.Kokila and Mr.G.Periyasamy, Namakkal District Online Application Ref No: NKTRF7EQ (F.No.45430), Gift deed document No: 2610/2025 (LOCAL BODY) & 2609/2025 (TANGEDCO), Dated: 25.04.2025.
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. Demand payment Request Letter, Dated: 09.07.2025 & 18.07.2025. (requiring payment of OSR Charge, Centage Fee , Development

Charge & Sub Division Charges).

18. Applicants Mrs.K.Kokila and Mr.G.Periyasamy, Namakkal District Online Application Ref No: NKTRF7EQ (F.No.45430), Dated.17.07.2025 &

21.07.2025. (payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

****

The Layout Proposal received vide the reference 1st cited Online Application was processed as per the 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 5thcited 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 18th 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:
185/2025.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, Periasolipalayam Panchayat, Kabilarmalai Panchayat Union 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 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under
8thcited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of
laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as
assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road,
provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the
standards prescribed by the local body in the case of other than corporation/municipalities.

2.With reference to the 11th cited and 12th 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.

3.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.

4.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed
scrupulously.

5. 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.
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)
6. 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.
7. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.13659.00/- Dated.02.05.2025.
OSR Charge : Rs.60657.00/- Dated.17.07.2025.
E-Challan No.20250717031322
Centage Charges : Rs.12900.00/- Dated.24.07.2025.
Development Charges : Rs.18212.00/- Dated. 24.07.2025.
Sub Division Charges : Rs.17200.00/- Dated. 24.07.2025.
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.

Assistant Director,
District Town & Country Planning Office,
Namakkal.

Copy to:

1. Mrs.K.Kokila and Mr.G.Periyasamy,
Door No-19/7 ,Pandamangalam,
Paramathivelur,
Namakkal- 637 208.

2. The Assistant Director,
Department of Land Survey and Records,
Namakkal District.

3. Tahsildar,
Paramathivelur Taluk,
Namakkal District.

4. Sub-Registrar,
Velur Sub-Registrar Office,
Namakkal District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore,Chennai-600 008.

6. Superintendent Engineer,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
Namakkal District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13659	02/05/2025
2	OSR Fee		
3	Centage Charges	12900.00	21/07/2025
4	Development Charges	18212.00	21/07/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	17200.00	21/07/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Namakkal District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Namakkal
Date:2025.07.28 14:07:46

Layout Application - Final Approval Letter

Roc No: 1 **Date:** 9/11/25 1:58 PM

From:

Village Panchayat

Periasolipalayam

To :

Mrs K KOKILA AND Mr G PERIYASAMY
DOOR NO-19/7 ,Pandamangalam,Paramathivelur,Namakkal,637208

Online Application Number: NKTRF7EQ

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
2.25 Acres (or) 9106.00 Sq.m in S.F.No: 84/2B – Periasolipalayam Village & Panchayat– Kabilarmalai Panchayat Union
–Paramathi Velur Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicants Mrs.K.Kokila and Mr.G.Periyasamy, Namakkal District Online Application Ref No: NKTRF7EQ (F.No.45430),
Dated.02.05.2025.
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. E4/4091/2025, Dated: 28.04.2025. [NKTRF7EQ-23211].(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/ NKTRF7EQ/45430/2025/TCP (Road pattern
issued on dated:
09.07.2025).
6. Applicants Mrs.K.Kokila and Mr.G.Periyasamy, Namakkal District Online Application Ref No:

NKTRF7EQ (F.No.45430), Gift
deed document
No: 2610/2025 (LOCAL BODY) & 2609/2025 (TANGEDCO), Dated: 25.04.2025.
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. Demand payment Request Letter, Dated: 09.07.2025 & 18.07.2025. (requiring payment of OSR Charge, Centage Fee ,
Development
Ref :
Charge & Sub Division Charges).
18. Applicants Mrs.K.Kokila and Mr.G.Periyasamy, Namakkal District Online Application Ref No: NKTRF7EQ (F.No.45430),
Dated.17.07.2025 &
21.07.2025. (payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

Body:

The Layout Proposal received vide the reference 1st cited Online Application was processed as per the 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 5thcited 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 18th 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:
185/2025.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, Periasolipalayam Panchayat, Kabilarmalai Panchayat Union 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 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide
reference under
8thcited above.
1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees
towards the cost of
laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be
required as
assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has
laid tar road,
provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as
per the
standards prescribed by the local body in the case of other than corporation/municipalities.
2.With reference to the 11th cited and 12th 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.
3.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.
4.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed
scrupulously.
5. 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.
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)
6. 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.
7. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.13659.00/- Dated.02.05.2025.
OSR Charge : Rs.60657.00/- Dated.17.07.2025.
E-Challan No.20250717031322
Centage Charges : Rs.12900.00/- Dated.24.07.2025.
Development Charges : Rs.18212.00/- Dated. 24.07.2025.
Sub Division Charges : Rs.17200.00/- Dated. 24.07.2025.
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:2025.09.11 13:58:57

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.