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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 24-2026 Dated 08.09.2026.

Date: 9/8/26 11:48 AM

From:

Executive officer

90A, Thiruvalluvar Salai, Pothanur Town Panchayat Office,Pothanur,Paramathi Velur (Tk),Namakkal(Dt),638181

To :

Mr.N .Ganesan,
D.No 162,Vellalar Street,
Pothanur,
ParamathiVelur,
Namakkal- 638 181.

Online Application Number: TTPPR2C3

Sir/ Madam,

Sub :

Residential Layout Final Approval Town Panchayats Administration- Namakkal District-ParamathiVelur (TK)- Pothanur Town Panchayat-Pothanur Village - SF No 110/13C1A1 &13C1A3- Extent area 0.325 Acres (or) 1318.00 Sqmt Technical Sanction has been given by Namakkal DTCP Office- Layout Final Approved given-Reg.

Ref :

1.Town and Country Planning Department (Planning Permission) NamakkalTechnical Sanction Roc No NKL/ TTPPR2C3/58740/2025/2026/TCP LAYOUT APPROVAL NO. SWP/DTCP/NAMAKKAL/LAYOUT NO.08/2026 Date 12.01.2026
2.Settlement Document Sub Registrar Velur Doc No.280/2024Dt 24.01.2024 &4825/2025 Dt 29.12.2025.
3.Pothanur Town Panchayat Chairman Pre permission Obtained on 02.09.2026. 4.Market Value 3% IFHRMS Challan No 20260903016378 Date 03.09.2026 Rs.148963/-
5.Triplicate Challan Receipt No.610/2026-27 Dt/07.09.2026 For Rs.256130/-

Body:

In Reference shown 1 as indicated in the Orders the proposed Residential Layout subdivision is maped in Pothanur Village, 110/13C1A1 &13C1A3- Extent area 0.325 Acres (or) 1318.00 Sqmt Assistant Director, 0/0 District Town and Country Planning Office Namakkal has been

granted digital Technical Sanction. As per Rule 3 the all fees had also paid to the concern Govts head through the website. In case of violation of the above conditions, it is hereby informed that the land division had the authority to cancel the Approval. Therefore the Final approval of the 6 Plots in the Layout is given subject to the conditions of the layout mentioned in the technical sanction of the Layout map of the signed by the APPROVAL NO. SWP/DTCP/ NAMAKKAL LAYOUT NO.08/2026 Assistant Director, O/o District Town and Country Planning Office Namakkal.

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 powerline / 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. 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.
10. 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.
11. 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.
12. 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.

The Executive Officer Pothanur Town Panchayat.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Namakkal
Date:2026.09.08 11:48:51

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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