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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2023-24 Date: 3/15/24 6:31 PM

From:

Village Panchayat

CHANDRASEKARAPURAM

To :

MR. MANI AND MR.BOOPATHI,
3/225,KALLUKATTU THOTTAM,
T JEDERPALAYAM, RASIPURAM,
NAMAKKAL - 637001.

Online Application Number: L0ITLI18

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.3150 Acres (or) 5329.00 Sq.m in S.F.No:514/ 5B,514/6 and S.F.No.510/4B– Chandrasekarpuram Grama Panchayat – Rasipuram Union - Grant of Technical Clearance - For Proposed Residential Plot Measuring 1.3150 Acres- in Relation to:-

Ref :

1. Applicant Mr. Mani and Mr.Boopathi, Rasipuram Taluk, Namakkal District, Application Ref No: L0ITLI18 (F.No. 16911), Dated.17.10.2023.
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. E4/15937/2023, Dated:29.11.2023 (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
5. District Town and country planning Office, Namakkal District Letter No: NKL/ L0ITLI18/16911/2023 (Road pattern issued on dated: 15.12.2023)
6. Applicant Mr. Mani and Mr.Boopathi, Rasipuram Taluk, Namakkal District, Application Ref No: L0ITLI18 (F.No. 16911), (Gift deed document No: 345/2024 & 346/2024 (LOCAL BODY) & (TANGEDCO), Dated: 23.01.2024).
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. Demand payment Request Letter, Dated:15.12.2023 and 01.02.2024 (requiring payment of OSR Fees and Centage Fee).
15. Applicant Mr. Mani and Mr.Boopathi, Rasipuram Taluk, Namakkal District, Application Ref No: L0ITLI18 (F.No. 16911), Dated. 29.01.2024 and 01.02.2024 (Payment of OSR Fees and Centage Fee).
16. 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.
17. The Panchayat President, Chandrasekarpuram Agraharam Village vide Letter Dated:31.07.2023. (Approach Road Certificate)
18. Amount Paid to Rural Development Department for Park Work Rs. 77035 Transaction No. 530e0da4-ccc4-4d69-988d-537c678c07a0 Date. 13.03.2024
19.Amount paid to Rural Development Department 3% Market Value Rs. 90900/- Transaction No. 4a27e62b-e8e0-4960-8d27-c5aeedfbfbe2 Date-15.03.2024

Body:

Namakkal District Rasipuram Panchayat Union Chandrasekharapuram Panchayat Survey No. 514/5B, 514/6 and SF.No.510/4B for subdivision of 1.3150 acres of land from District Town and Village Planning Office, Namakkal Office ROC No. L0ITLI18/16911/2024/TCP Date : 05/02/2024 Application received. Technical permission is granted subject to the following special conditions and general conditions as per the letters and rules in view for granting residential plot approval.

The applicant shall obtain the necessary licenses from the concerned local bodies under other rules. Public allotments and roads in this land are registered in the office of the Sub-Registrar, Rasipuram and the name of Chandrasekharapuram Panchayat Chairman Document No. 345/2024 dated 23.01.2024 has been donated to the Panchayat Council Office.. Chandrasekharapuram Panchayat Council Resolution No-177 dated 15.03.2024 has been approved.

You, the applicant, have paid the assessment amount for setting up a park on the land to the Rural

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.03.15 18:31:09

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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