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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Door No.6/1217, Paramathi Road (South Side),
Namakkal -637001.

ROC No. NKL/D49ZWP2T/6014/2023/TCP Date : 12/10/2023

From.

Joint Director / Deputy Director / Assistant Director

Door No.6/1217, Paramathi Road (South Side),
Namakkal -637001.

To :

The Panchayat President,
Vallipuram Panchayat,
Namakkal Panchayat Union,
Namakkal Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Namakkal - The proposal for Residential Layout with an extent of 0.7025 Acres (or) 2850.00 Sq.m in S.F. Nos: 171/1,2,3&4- Vallipuram Panchayat/Village- Namakkal Panchayat Union- Namakkal Taluk - Namakkal District -Technical Concurrence issued - forwarded for further action - Reg.

Ref :
1. Applicant Mr.R.Ravichandiran, V.Subramanian, M.Varatharajan, O.Mayavan and M.Kandasamy, Namakkal Taluk, Namakkal District, Application Ref No: D49ZWP2T
(F.No.6014), Dated.09.11.2022.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. Joint Director Agriculture department, Letter No: 4/13247/2022, Dated:28.09.2022 (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/D49ZWP2T/6014/2022 (Road pattern issued on dated: 02.06.2023)
6. Applicant Mr.R.Ravichandiran, V.Subramanian, M.Varatharajan, O.Mayavan and M.Kandasamy, Namakkal Taluk, Namakkal District, Application Ref No: D49ZWP2T
(F.No.6014), (Gift deed document No: 4720/2023 & 4721/2023 (LOCAL BODY &TANGEDCO), dated: 21.09.2023).
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: 02.06.2023 and 09.10.2023 (requiring payment of OSR Fees and Centage Fee).
15. Applicant Mr.R.Ravichandiran, V.Subramanian, M.Varatharajan, O.Mayavan and M.Kandasamy, Namakkal Taluk, Namakkal District, Application Ref No: D49ZWP2T
(F.No.6014), Dated. 26.09.2023 and 10.10.2023 (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.

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 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 Fees and Centage
charges vide under reference 15th 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:325/2023. 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 Panchayat President, Vallipuram Panchayat 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 08th cited 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.4275 /- dt.14.11.2022.

OSR charges : Rs. 95363 /- dt.26.09.2023
Centage Charges : Rs. 3900/- dt.10.10.2023.

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. 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.

Copy to:

1. MR. R.RAVICHANDIRAN, V.SUBRAMANIAN, M.VARATHARAJAN, O.MAYAVAN AND M.KANDASAMY,
S/O.RAMASAMY,
VALLIPURAM,
NAMAKKAL,
NAMAKKAL-637003

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

3. Tashildar,
Namakkal Taluk,
Namakkal District.

4. The Joint II Sub-Registrar,
Namakkal 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 Engineering,
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	4275	14/11/2022
2	OSR Fee	95383	26/09/2023
3	Centage Charges	3900.00	10/10/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Namakkal District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by Preethikumar Ravichandran.

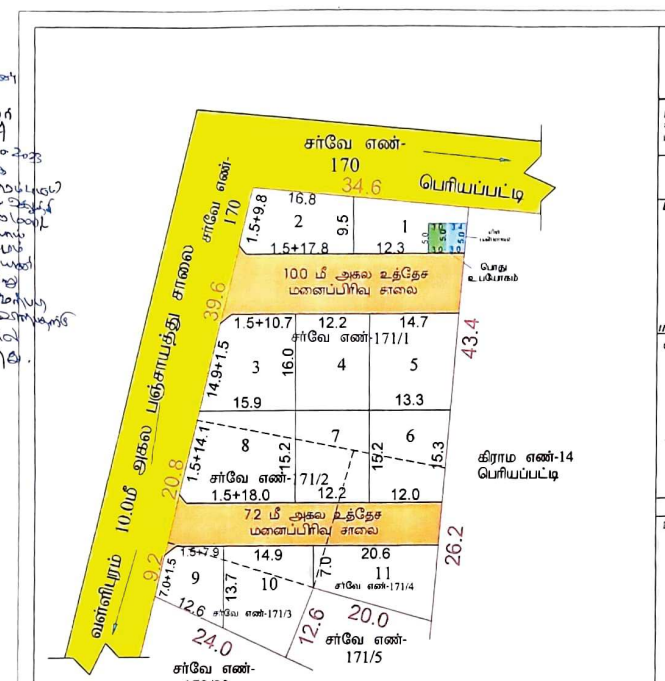
Signed by: Assistant Director
Location: Namakkal
Date: 2023.10.12 16:46:10

நாமக்கல் மாவட்டம், நாமக்கல் வட்டம், வள்ளிபுரம் ஊராட்சி சர்வே எண்-171/1,2,3&4 ல் அமைந்துள்ள நகர் ஊரமைப்பு அலுவலகத்தில் Swp/dtcp/namakkal/layout no 325/2023 தேதி 12.10.2023 ல் விண்ணப்பிக்கப்பட்ட 3.91 வரிசை 12.10.2023 தேதியிட்ட மனையிட பிரிவு அனுமதி வரைபடத்தில் 11 மனைகளுக்கு 11,000 (பதினொரு ஆயிரம்) சதுர அடி மனை பிரிவு சாலை 13.02.2024 அன்று திறந்து வைக்கப்பட்டதை உறுதிசெய்து சான்றளிக்கப்படுகிறது.

மா. காளிதாஸ்

President
Vallipuram Panchayat
Namakkal Union,
Namakkal (Dt).

PANCHAYAT
Namakkal Un...
Namakkal Dis...
VALLIPUR



மாவட்ட நகர் ஊரமைப்பு அலுவலகம்(DTCP)

நாமக்கல்

நாமக்கல் ஊராட்சி ஒன்றியம்

நாமக்கல் மாவட்டம், நாமக்கல் வட்டம்/ஊராட்சி ஒன்றியம், வள்ளிபுரம் ஊராட்சி கிராமம் சர்வே எண்-171/1,2,3&4 ல் அமைந்துள்ள (குடியிருப்பு மனைப்பிரிவுக்கான மனைகள் அமைப்பு தொழில்நுட்ப ஒப்புதல் வரைபடம்

அளவு	1:400 படம் 1"=33'0"
மேப்பு எண்	NKL/DTCP/PT-90147/23
இணையதள விண்ணப்ப எண்	DMSZWIP21

L மனைப்பிரிவின் மொத்தப்பரப்பு	0.70 ½ ஏக்கர் படி 28000.00 சதுரடி
சாலையின் மொத்தப்பரப்பு	706.96 சதுரடி
மொத்த மனைகள்	11
மனைப்பிரிவு எல்லை	
உத்தேச சாலை	
நிலையில் உள்ள சாலை	

II பொது ஒதுக்கீடுகள்

உத்தேச சாலை மற்றும் நீர்வழித்தட மனைப்பிரிவு பரப்பளவிற்கு கணக்கு செய்யப்படாமலும் உள்ளடங்கி தானமாக ஒப்படைக்கப்பட்டவை

சாலையின் மொத்தபரப்பு (மூலை முடக்கு உட்பட) 706.96 சதுரடி 24.80%

தலைவர் எண்.16ன் நகராட்சி நிர்வாகம் (மறுமுறை வாழ்வுகள் துறை நாள் 31.01.2020ன் படி 10% பரப்பளவுக்கு சமான தரை வழிக்காட்டு மதிப்பீட்டு தொகையினை தரை கணக்கு தலையில் வரைந்துவதாக உறுதிமொழியை மனுதாரர் அளிக்கிறார்

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

பொது உபயோகம்	1500 சதுரடி 0.69%
பயிர்பகிர்மானம் (மலையடிவாரத்தில்)	1600 சதுரடி 0.74%

மூலை முடக்கு 12.0மீ சாலை வரை 1.5மீ X 1.5மீ வீட்டைவல் வேண்டும்

நிபந்தனைகள்

1. இம்மனைப்பிரிவுக்கு உள்ளாட்சி நிறுவனம் மூலம் இணைப்பு சாலைக் மற்றும் இணைப்பு சாலை மற்றும் நீர்வழித்தடங்களுக்கு நீர் புகுந்து வடிவதற்கான ஏற்பாடுகளைச் செய்து தரவேண்டும்.
2. தலைவர் எண் 16-ன் நகராட்சி நிர்வாக ம நகரி வழங்கப்பட்ட ஒரு நாள் 422019-ல் படி அதன் வழிகாட்டி விதிமுறைகளை கொண்டதாக இருக்க வேண்டும்.
3. நீர் வரும் குறித்து வழங்கப்பட்ட ஊராட்சி மற்றும் பிரிவினைகளுக்கு கருப்பொருட்கள் ஆகியவை சரியானவையாக உள்ளதா என்பதை உறுதி செய்ய வேண்டும்.
4. ஏற்கனவே உள்ள நீர்வழித்தடங்கள் மற்றும் நீர்நிலைகளுக்கு தொந்தரவு ஏற்படாத வகையில் மனைப்பிரிவு வடிவமைக்கப்பட வேண்டும்.
5. நீர் வரவேண்டிய நீரை கடைபிடிக்கப்பட்ட வேண்டும்.
6. உபயோகத்திற்கு மனைப்பிரிவு வரைபடத்தில் காட்டப்பட்டுள்ள பொது உபயோக இடங்களை மனைப்பிரிவு அமைப்பாளர் தனது சொந்த செலவில் சமன் செய்து, வளர்ச்சி செய்து, சுற்றுச்சுவர் அமைத்து, பொது உபயோக இடங்களை ஒப்படைக்க வேண்டும்.
7. உயர் மனைப்பிரிவு அமைப்பு நிலை தொடர்ச்சி நிறுவனம் வழங்கும் நிறுவனங்களின் இணைப்பு மனைப்பிரிவு அனுமதி பெற்றுக்கொள்ள வேண்டும்.
8. உத்தேச மனைப்பிரிவில் வரும் நிறுவனங்கள் செயல்முறைகள் அதற்கு பாதிப்பு ஏற்படாதவாறு மேற்கொள்ள வேண்டும்.
9. உத்தேச மனைப்பிரிவில் வரும் [illegible] செயல்முறைகள் அனைவரின் கவனத்திற்கு சாலைக்கு கொண்டுவர வேண்டும்.
10. உத்தேச மனைப்பிரிவு இடத்தில் வரும் பொது உபயோக இடங்களை மக்களுக்கு உபயோகமாக பயன்படுத்தும் வகையில் [illegible] வேண்டும்.
11. உத்தேச மனைப்பிரிவில் வரும் நீர்வழித்தடங்கள் மற்றும் சாலைகளை இந்நிறுவனம் முன் அனுமதி பெறாமல் [illegible] வேண்டும்.
12. உத்தேச வரைபடத்தில் குறிப்பிடப்பட்டுள்ள சிறப்பு நிபந்தனைகள் (ம) மனைப்பிரிவு நிபந்தனைகள் தவறாது கடைப்பிடிக்கப்பட வேண்டும்.
13. தலைவர் எண்.16 நகரி (ம) சுகபுரம் நாள் 04.02.2019 (ம) 31.01.2020-ன் விதிகள் அனைத்தும் பொருந்தும்.

SWP/DTCP/NAMAKKAL/LAYOUT No. 325/2023

சுபிரபாஸ்கர் அளவர் உதவி வரைபாளர்		சகரேஷ்குமார் வரைபாளர் நிலை-III	முதேஷ்மொழி மேற்பார்வையாளர்

(E-SIGN)
உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
நாமக்கல்

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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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.