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DIGITALLY VERIFIED RECORD

நகர் ஊரமைப்புத் துறை

அனுப்புநர்
திரு.வே.பிரேம் குமார், எம்.இ.,
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
ஈப்பு அறை கட்டிடத்தின் முதல் தளம்,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
நாமக்கல் – 637003.
Phone No : 04286 – 290067.
E–mail : dtcp.namakkal@gmail.com

பெறுநர்
1. ஆணையாளர்,
இராசிபுரம் நகராட்சி,
இராசிபுரம் வட்டம்,
நாமக்கல் மாவட்டம்.

2. தனி அலுவலர்,
சந்திரசேகரபுரம் ஊராட்சி,
இராசிபுரம் ஊராட்சி ஒன்றியம்,
இராசிபுரம் வட்டம்,
நாமக்கல் மாவட்டம்.

ந.க.எண்.58/2026 நாமா, நாள்:10.07.2026.

ஐயா,

பொருள்: மனைப்பிரிவு – ஒற்றை சாளரா இணையதளம் (SWP)– மாவட்ட நகர் ஊரமைப்பு அலுவலகம், நாமக்கல் மாவட்டம் – இராசிபுரம் வட்டம் – இராசிபுரம் நகராட்சி மற்றும் இராசிபுரம் ஊராட்சி ஒன்றியம் – சந்திரசேகரபுரம் ஊராட்சி – இராசிபுரம் கிராமம் – நகரளவை எண்.71/5 மற்றும் சர்வே எண். 361/4B–ல் 2.00 ஏக்கர் (அ) 8093.64 ச.மீ பரப்பில் அமையும் மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்ட மனைப்பிரிவு செயலாணைக் கடிதத்தில் உள்ள பரப்பளவு தவறுதலாக உள்ளதனை திருத்தம் செய்து திருத்திய உத்தரவு வழங்குமாறு கோரியது – ஆணையிடுதல் – தொடர்பாக.

பார்வை:
1. மாவட்ட நகர் ஊரமைப்பு இயக்குநர், நாமக்கல் அவர்களின் ஆன்லைன் விண்ணப்பம் எண். NKL/CYS3NG20/29416/2024/TCP, நாள். 23.06.2024
2. இவ்வலுவலக செயலாணை கடிதம் NKL/CYS3NG20/29416/2024/TCP, நாள். 16.08.2024.
3. மனுதாரர் திரு.N.சந்திரசேகர் மற்றும் இருவர், சேலம் அவர்களின் கடிதம் இவ்வலுவலகத்தில் பெறப்பட்ட நாள்.09.06.2026.

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மேற்காண் பொருள் தொடர்பாக, பார்வை 3–ல் கண்ட மனுதாரர் அவர்களின் கடிதம் மற்றும் இணைப்புகள் பரிசீலனைச் செய்யப்பட்டதில், பார்வை 1–ல் கண்ட இணையதள மனைப்பிரிவிற்கு பார்வை 2–ல் கண்ட உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு இயக்குநர் அலுவலகம், நாமக்கல் அவர்களால் ஒப்புதல் எண்.SWP/DTCP/NAMAKKAL/ LAYOUT NO:216/2024, நாள்.16.08.2024 என எண்ணிட்டு ஒப்புதல் வழங்கப்பட்டுள்ளது.

இந்நிலையில், பார்வை 3–ல் கண்ட மனுதாரர் கடிதத்தில் ஒப்புதலளிக்கப்பட்ட செயலாணைக் கடிதத்தில் 2.00 ஏக்கர் (அ) 8093.64 ச.மீ என்பதற்கு பதிலாக 1.9475 ஏக்கர் அல்லது 8012.00 ச.மீ என்றும், சர்வே எண்.71/5–ன் பரப்பு 7881.19 ச.மீ என்பதற்கு பதிலாக 7800.00 ச.மீ என தவறுதலாக குறிப்பிடப்பட்டுள்ளதாக தெரிவிக்கப்பட்டுள்ளது.

எனவே, மனுதாரரின் கோரிக்கை பரிசீலிக்கப்பட்டு, கீழ்கண்டவாறு தெரிவிக்கப்படுகிறது.

"ஏற்கனவே பார்வை 2–ல் சுட்டிய உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், நாமக்கல் அவர்களின் தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்ட மனைப்பிரிவு செயலாணைக் கடிதத்தில் மொத்தப்பரப்பு 1.9475 ஏக்கர் (அ) 8012.00 ச.மீ பரப்பளவு என குறிப்பிடப்பட்டு

உள்ளதனை 2.00 ஏக்கர் (அ) 8093.64 ச.மீ பரப்பளவு என்றும் சர்வே எண். 71/5-ன் பரப்பு 7800.00 ச.மீ என குறிப்பிடப்பட்டு உள்ளதனை சர்வே எண். 71/5-ன் பரப்பு 7881.19 ச.மீ என திருத்தப்படுகிறது".

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு இயக்குநர்,
நாமக்கல்.

நகல்

1. திரு.N.சந்திரசேகர் த/பெ.திரு.நாராயணசெட்டியார்
மற்றும் இருவர்,
கதவு எண்.75/1-4B, பெரமனூர் கிழக்கு வீதி,
4 ரோடு அருகில்,
சேலம் மாவட்டம் - 636007.

2. உதவி இயக்குநர் (நில அளவை),
நாமக்கல் மாவட்ட ஆட்சியர் அலுவலகம்,
நாமக்கல் மாவட்டம்.

3. வட்டாட்சியர்,
வட்டாட்சியர் அலுவலகம்,
இராசிபுரம் வட்டம்,
நாமக்கல் மாவட்டம்.

4. சார்பதிவாளர்,
இராசிபுரம் சார்பதிவாளர் அலுவலகம்,
நாமக்கல் மாவட்டம்.

5. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No:133, G- Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102.

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

7. உதவி இயக்குநர்,
நில அளவை மற்றும் பதிவேடுகள் துறை,
நாமக்கல் மாவட்டம்.

Town and Country Planning Department(Planning Permission)

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

ROC No. NKL/ CYS3NG2O/29416/2024/TCP Date : 16/08/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The Municipal Commissioner,
Rasipuram Municipality,
Rasipuram Taluk,
Namakkal District.

Sir/ Madam,

2. The Panchayat President,
Chandrasekarapuram Panchayat,
Rasipuram Panchayat Union & Taluk,
Namakkal District.

Sub : Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for the Residential Layout in a site with a total extent of 1.9475 Acres (or) 8012.00 Sq.m in Ward-B,Block-11,T.S.No.71/5 of Rasipuram Municipality(Extent of 7800 Sq.m.) & in S.F.No:361/4B of Chandrasekarapuram Village (Extent of 212 Sq.m.) & Panchayat - Rasipuram Panchayat Union & Taluk-Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicants Mr.N.Chandrasekar, Mr.K.S.Prakash & Mrs.K.P.Janani, Salem District Online Application Ref No: CYS3NG2O (F.No. 29416), Dated.23.06.2024.
2. G.O (MS) No.223, Housing and Urban Development Department, Dated: 13.10.2010.
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/12477/2021, Dated: 24.12.2021. (Dry Land NOC Letter)
5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
6. District Town and country planning Office, Salem District Letter No: NKL/ CYS3NG2O/29416/2024/TCP (Road pattern issued on dated: 11.07.2024).
7. Applicants Mr.N.Chandrasekar, Mr.K.S.Prakash & Mrs.K.P.Janani, Namakkal District Online Application Ref No: CYS3NG2O (F.No. 29416), Gift deed
document No: 3578/2023 & 3579/2023 (LOCAL BODY) & 3580/2023 (TANGEDCO), Dated: 23.05.2023.
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
9. 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.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
15. 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.
16. 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].

17. The Municipal Commissioner, Rasipuram Municipality vide Letter Roc.No 955/2022-F1, Dated: 25.03.2022.
18. Demand payment Request Letter, Dated: 11.07.2024 & 09.08.2024. (requiring payment of OSR Charge, Centage Fee & Development Charge).
19. Applicants Mr.N.Chandrasekar, Mr.K.S.Prakash & Mrs.K.P.Janani, Salem District Online Application Ref No: CYS3NG2O (F.No. 29416), Dated. 07.08.2024,
13.08.2024 & 14.08.2024. (payment of OSR Charge, Centage Fee & Development Charge).

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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 6thcited above.
On receiving the gift deed soft copy from the applicant vide through online 7th cited above, and on receiving the payment of charges such as OSR,
Development Charge & Centage charges vide under reference 19th 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: 216/2024.The
approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 7th cited above to
The Commissioner, Rasipuram Municipality & The Panchayat President, Chandrasekarapuram 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 14th, 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 11th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 9thcited 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 12th cited and 13th 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. If a low voltage power 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.
8. The Concern Local Body should ensure the availability of piped water supply to the site earmarked for Owner Use before issuing the final Approved &
Owner Use is prohibited for development wherever piped water supply system not available.
9. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.12145.00/- Dated.23.06.2024.
OSR Charge : Rs.4078270.00/- Dated.07.08.2024.
Centage Charge : Rs.9300.00/- Dated.13.08.2024.
Centage Charge : Rs.1500.00/- Dated.14.08.2024.
[E-Challan No.20240814034864]
Development Charge : Rs.16186.00/- Dated.13.08.2024.
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. Mr.N.Chandrasekar, Mr.K.S.Prakash & Mrs.K.P.Janani,
No.75/1-4B,
Peramanur East Street,
Near Four Roads,
Salem-636 007.

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

3. Tahsildar,
Rasipuram Taluk,
Namakkal District.

4. Sub-Registrar,
Rasipuram 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	12145	23/06/2024
2	OSR Fee	4078270	07/08/2024
3	Centage Charges	9300.00	13/08/2024
4	Development Charges	16186.00	13/08/2024
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

Signature Not Verified

Signed by: Assistant Director
Location:Namakkal
Date:2024.08.16 13:31:54

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.