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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 7/1/24 5:58 PM

From:

Village Panchayat

Vattur

To :

MR.S.SANTHOSH BABU AND MR.M.GOVINDARAJ, DOOR NO:18/2A,CHB COLONY STREET 7, VELUR ROAD, TIRUCHENGODE TOWN, NAMAKKAL DISTRICT.

Online Application Number: I67X6X0V

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.45 Acres (or) 9943.00 Sq.m in bearing S.F.No: 13/1C4, 15/1A2– Vattur Village/ Panchayat – Tiruchengode Panchayat Union Tiruchengode Taluk - Namakkal District-BRINDHAVAN AVENUE-Final Technical Concurrence issued forwarded for further action - Reg.

Ref :

1. Applicant Mr.S.Santhosh Babu and Mr.M.Govindaraj, Tiruchengode Taluk, Namakkal District, Application Ref No: I67X6X0V (F.No:24407), Dated.11.03.2024.
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. No: E4/2979/2024, Dated: 04.04.2024. (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/ I67X6X0V/24407/2024 (Road pattern issued on dated: 10.05.2024)
6. Applicant Mr.S.Santhosh Babu and Mr.M.Govindaraj, Tiruchengode Taluk, Namakkal District, Application Ref No: I67X6X0V (F.No:24407), (Gift deed document No: 3746/2024 (LOCAL BODY) & 3747/2024 (TANGEDCO), Dated: 14.05.2023).
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: 10.05.2024 and 23.05.2024 (requiring payment of the OSR and Centage Fee).
15. Applicant Mr.S.Santhosh Babu and Mr.M.Govindaraj, Tiruchengode Taluk, Namakkal District, Application Ref No: I67X6X0V (F.No:24407), Dated.21.05.2024 and 23.05.2024 (Payment of the OSR 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. District Town and country planning Office, Namakkal District SWP/DTCP/NAMAKKAL/LAYOUT NO:135/2024 dt 24.05.2024

Body:

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)

1. Layout Approval Fees - Rs. 105000/
2. Layout Inspection Fees - Rs. 46,000/

All charges are paid and the local body final approval order issued.

Village

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.