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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2024

Date: 12/21/24 1:43 PM

From:

Village Panchayat

Thimmanaickenpatti

To :

Sugavaneswaran and Rajavel
84 Thammampatti main road,
Somampatti,
Valapady,
Salem,636115
8056420500
9578270663

Online Application Number: SXW2VWQC

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.5150 Acres (or) 6134.00 Sq.m in S.F.No:38/3B2 & 38/4B2– Thimmanaickenpatti Village & Panchayat – Namagiripettai Panchayat
Union - Rasipuram Taluk- Namakkal District - Final Approval Layout - Reg.

Ref :

1. Applicant Mr.N.Sugavaneswaran and A.Rajavel, Salem District Online Application Ref No: SXW2VWQC (F.No. 27340),
Dated.04.06.2024.
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. E4/5153/2024, Dated: 21.05.2024.[SXW2VWQC(8463)]
(Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and country planning Office, Namakkal District Letter No: NKL/ SXW2VWQC/27340/2024/TCP (Road pattern
issued on dated:
04.07.2024).
6. Applicant Mr.N.Sugavaneswaran and A.Rajavel, Salem District Online Application Ref No:

SXW2VWQC (F.No. 27340), Gift
deed document No:
4001/2024 (LOCAL BODY)& 4002/2024 (TANGEDCO), Dated: 16.07.2024.
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: 04.07.2024 & 24.07.2024 (requiring payment of OSR Charge &Centage Fee).
15. Applicant Mr.N.Sugavaneswaran and A.Rajavel, Salem District Online Application Ref No: SXW2VWQC (F.No. 27340),
Dated.23.07.2024 & 24.07.2024.
(payment of OSR Charge &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 Block Development Officer, Namagiripettai vide Letter Roc.No.636/ 2021/T1, Dated.23.03.2024 (Road Certificate)
18. Panchayat Resolution No : 05 Date : 21.10.2024

Body:

1. Namakkal District Namagiripettai Panchayat Union Thimmanaickenpatti Panchayat Survey No: 38/3B2 & 38/4B2 On 6134.00 Sq.Mtrs Land Layout Plan Received On Mr.N. Sugavaneswaran and A.Rajavel Basis For Final Approval Of 1.5150 Acres of Land Layout Proposal Received Based on 1st Cited Online Application Processed As Per Prevailing Rules Director Department of Town And Country Planning Plan Approval ROC No. SWP/DTCP/NAMAKKAL/LAYOUT NO.204_2024 Dated: 25/07/2024 Final Approval For The Layout Is Given Subject To The Special Conditions Mentioned And The Following General Conditions.
2. The Public Allotments And Roads In This Land Required By The Concerned Local Bodies Under Other Provisions Of The Petitioner Have Been Registered And Given though the Panchayat. Name of Panchayat President, Thimmanaickenpatti at Valazhadi Sub-Registrar Office Document No. 4001/2024 Dated: 15.07.2024 Vide Reference No-6. Also Mathuruttu Panchayat Council Resolution No-05 Dated 21/10/2024 has Been Approved for obtaining Mend Bond in Gift Deed.
3. Further More, 3% Of The Market Value Of The Land Has Been Paid To The Respective Government Head As Per View No.19 Vide E-Challan Rs. 10200/- Dated- 20.12.2024 (Challan No-20241220034074) And The Amount Payable To The Panchayat Is Rs. 31000/- (Transaction No. 02eced58-75b4-4ddb-8843-e166ab212712 Date- 20/12/2024) Has Been Paid And Final Approval Given.
4. According To Section 79 Of The Urban Development Act, 1971 (Act 35-1972) Any Person Aggrieved By Any Order Or Resolution Under Section 49 Or 64(1) May Appeal To The Director Of Department Of Town And Country Planning /Government Within Two Months From The Date Of The Order.
5. Assistant Director Department Of Town And Country Planning, Namakkal After Granting The Project Permission, If The Petitioner Has Submitted Wrong Information To Get The Project Permission Or Has Failed To Follow The Correct Procedures According To The Law, The Project Permission Will Be Cancelled Based On the Above Reason.
6. Assistant Director Namakkal District Department Of Town And Country Planning Office Final Approval Will be Cancelled If Any Errors Are Found In The Unobstructed Evidence To Be Obtained From Other Departments Mentioned In The Project Approval.
7. The Conditions Mentioned In The Plot Plan For Which The Technical Permission Has Been Granted Must Be Fulfilled.
8. A Copy Of The Plan Sanctioned Drawing Shall Be Kept On Visible Display In Front Of The Plot At All Times. Roads Constructed In Housing Units Should Remain In Their Current Condition And No Minor Changes Should Be Made.
9. The Details Of Plot Sizes Divided In The Plot Map Should Not Be Altered Without

Permission.

10. Allotments Should Be Used For Construction Of Houses Only. No Dangerous And Obnoxious Factories

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.12.21 13:43:02

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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