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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2025-2026
(Resolution No.3(71),
Date:25.02.2026)

Date: 4/2/26 3:46 PM

From:

Village Panchayat

ARASAPALAYAM

To :

1. R.Prabakaran
s/o. Ramadoss.
1/1 Ellappa Street 3,
Sivananda Salai,
Rasipuram,Namakkal
2. S.Vadivel
s/o.Subramani,
1/A colont street,
Palani sandhu,
Rasipuram, Namakkal

Online Application Number: 20PPDOW5

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.28 Acres (or) 9227.00Sq.m in S.F.No: 265/1B2– Kakkaveri Village, Arasapalayam Panchayat - Rasipuram Panchayat Union / Taluk Namakkal District - Planning Permission issued - forwarded for further action – Reg

Ref :

1. Applicant Mr.R.Prabakaran AND Mr.S.Vadivel, Rasipuram Taluk, Namakkal District, Application Ref No: NKL/20PPDOW5/57554/2025 Dated:24.11.2025.

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:MM/E4/12592/2025, Dated:08.12.2025 (Dry Land NOC Letter)

4. Circular from the Director of Town and Country Planning, Roc.No:

NKL/20PPDOW5/57554/2025/ TCP/2025/TCP, Dated: 24.12.2025.

5. District Town and country planning Office, Namakkal District Letter No:NKL/20PPDOW5/57554/2025/ TCP/2025/TCP (Road pattern issued ondated: 24.12.2025)

6. Applicant Mr.R.Prabakaran AND Mr.S.Vadivel, Rasipuram Taluk, Namakkal District, Application Ref No: NKL/20PPDOW5/57554/2025 Dated:24.11.2025, (Gift deed document No:182/2026 (LOCAL BODY) & 181/2026-TANGEDCO) Dated:13.01.2026), (Local body Gift deed retification document 1442/2026–Date:11.03.2026).

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:22.02.2026 (requiring payment of OSR Fees and Centage Fee).

15. Applicant Mr.R.Prabakaran AND Mr.S.Vadivel, Rasipuram Taluk, Namakkal District, Application Ref No: NKL/20PPDOW5/57554/2025 Dated:24.11.2025 and 22.02.2026 (Payment of OSR Fees and Centage Fee).

16. Circular from the Director of Town and Country Planning, Roc No. NKL/20PPDOW5/57554/2025/TCP/2025/TCP, Dated: 24.12.2025 Namakkal District Rasipuram Panchayat Union, Arasapalayam Panchayat, Kakkaveri Village Survey No.265/1B2 Following The Receipt Of No-Objection Certificate For Conversion Of 2.28 Acres Of Bunsey Land To Agricultural And Other Uses In The Name Of The Subdivision Conditions Attached To The Map For The Proposed Residential Subdivision In The Said Area By The District Town and Country Planing Assistant Director In His ROC NKL/20PPDOW5/57554/2025/TCP/2025/TCP Dated: 24.12.2025

17. District Town and country planning Office, Namakkal Online Demand payment Request Letter, Dated: 22.01.2026 & 02.02.2026. (requiring payment of OSR Charge, Centage Fee, Ref :Development Charge & Sub Division Charges).

18. Applicant Mr.R.Prabakaran AND Mr.S.Vadivel, Rasipuram Taluk, Namakkal District Online Application Ref No: NKL/20PPDOW5/57554/2025/TCP/2025/TC, Dated.02.02.2026 (payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

19. Applicant Mr.R.Prabakaran AND Mr.S.Vadivel, Paid As Local Body Demand Fees Rs.74360/- (Challan No. 2026032357554, Transaction ID. 11000355204723 Dated 23.03.2026) (3% Of The Market Value Of The Land, Centage Fees, Inspection Fees)

Body:

Technical Permission Is Granted Subject To The Following Special Conditions And General Conditions, The Petitioner Shall Obtain Necessary Licenses From The Concerned Local Body Under Other Provisions.

Namakkal District Rasipuram Panchayat Union Arasapalayam Village & Panchayat Survey No: 265/1B2 For Final Approval Of 2.28 Acres (or) 9227.00Sq.mof Land Layout Proposal Received Based On 1st Cited OnlineApplication Processed As Per Prevailing Rules Assistant Director Department Of Town And Country Planning Plan Approval ROC No. NKL/20PPDOW5/57554/2025/TCP/2025/TCP Dated: 24.12.2025 Final Approval For The Layout Is Given Subject To The Special Conditions Mentioned And The Following General Conditions.

The Public Allotments And Roads In The Said Plot Have Been Registered And Given To The Panchayat In The Name Of Arasapalayam Panchayat Council President In Rasipuram Registrar's Office As Per Document No. 6354/2025 Dated 11.10.2025 As Seen In View Ref Number-6. Also, According To The Arasapalayam Panchayat Council Resolution No- 3(71) Dated 25.02.2026, Authorization Has Been Given To Receive The General Allotments In The Plot And The Plot Division Roads To The Panchayat Through Gift Deed.

Further, 3% Of The Market Value Of The Plot Has Been Paid To The Appropriate Government Head As Per Challan No. 2026032357554, Transaction ID. 11000355204723 Dated-23.03.2026 As Per The Order Vide

The Final Approval Of The Subdivision Is Given Subject To The Subdivision Conditions And Special Conditions Mentioned In The Subdivision Map Technical Approval No. ROC No. NKL/20PPDOW5/57554/2025 APPROVAL No: SWP / DTCP/NAMAKKAL / LAYOUT No: 19/2026 The Assistant Director, DEPARTMENT OF TOWN AND COUNTRY PLANNING, Namakkal. Also, If Any Charges Are Fixed By The Panchayat In The Following Periods, The Corresponding Charges Are Also To Be Paid.

Assistant Director, Department Of Town And Country Planning, Namakkal After Granting The Project Permission, If The Applicant Has Submitted Wrong Information To Get The Planning Permission or Has Failed To Follow The Correct Procedures According To The Law, The Planning Permission Will Be Canceled Based On The Above Reason. Body:

Assistant Director, Department Of Town And Country Planning, Namakkal District Office, Final Approval Will Be Canceled If Any Errors Are Found In The Unobstructed Evidence To Be Obtained From Other Departments Mentioned In The Project Approval.

The Conditions Mentioned In The Plot Plan For Which The Technical Permission Has Been Granted Must Be Fulfilled.

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.

The Details Of Plot Sizes Divided In The Plot Map Should Not Be Altered Without Permission. Allotments Should Be Used For Construction Of Houses Only.

No Dangerous And Obnoxious Factories Are Allowed. Any Difference In The Rates Paid By The Applicant Shall Be Paid By The Applicant As Soon As The Fee Is Found To Be Due.

The Applicant Shall Be Fully Liable For Civil Suits Arising Out Of Deeds And Transfers Of Land. Subject To Conditions Final approval is given to the layout

*It Is Also Informed That Violation Of The Above Conditions Will Result In Cancellation Of Layout Approval/

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2026.04.02 15:46:18

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.