

RE

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Layout Application - Final Approval Letter



Roc No: 1/2025-26

Date: 10/30/25 7:01 PM

From:

Village Panchayat

VADUGAM

To :

RAMALINGAM T AND SUBRAMANI V
48, NATHA KADU, POTHAMALAI STREET,
PATTANAM,
RASIPURAM TALUK,
NAMAKKAL,

Online Application Number:

UUA5K7G4

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 0.70 Acres (or) 2835.00 Sq.m in S.F.No: .56/1B2 – Vadugam Village & Panchayat Rasipuram Panchayat Union –Rasipuram Taluk - Namakkal District- Final Approval -Reg.

Ref :

1. Applicants Mr.T.Ramalingam and Mr.V.Subramani, Namakkal District Online Application Ref No: UUA5K7G4 (F.No.42510), Dated.27.02.2025.
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. E4/1629/2025, Dated: 18.02.2025. [UUA5K7G4-20509]. (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/UUA5K7G4/42510/2025/TCP (Road pattern issued on dated: 19.03.2025).
6. Applicants Mr.T.Ramalingam and Mr.V.Subramani, Namakkal District Online Application Ref No: UUA5K7G4 (F.No.42510), Gift deed document No: 2546/2025 (LOCAL BODY) & 2547/2025 (TANGEDCO), Dated: 19.03.2025.
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. 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.

15. 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].

16. G.O.(Ms).No.01, Rural Development & panchayat Raj (PR-1) Department, Dated: 06.01.2025.

17. Demand payment Request Letter, Dated: 19.03.2025 & 28.04.2025. (requiring payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

18. Applicants Mr.T.Ramalingam and Mr.V.Subramani, Namakkal District Online Application Ref No: UUA5K7G4 (F.No.42510), Dated.25.04.2025 & 01.05.2025. (payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

19. Applicant Mr.T.Ramalingam and Mr.V.Subramani Paid As Local Body Demand Fees Rs. 51815/- (Transaction No. 11000302207683 Dated 25.09.2025)(3% Of The Market Value Of The Land, Centage Fees, Inspection Fees)

Body:

Namakkal District Rasipuram Panchayat Union Vadugam Panchayat Survey No: 56/1B2 For Final Approval Of 0.70 Acres (or) 2835.00 Sq.m of Land Layout Proposal Received Based On 1st Cited Online Application Processed As Per Prevailing Rules Assistant Director Department Of Town And Country Planning Plan Approval ROC No. NKL/UUA5K7G4/42510/2025/TCP Dated: 02.05.2025 Final Approval For The Layout Is Given Subject To The Special Conditions Mentioned And The Following General Conditions.

The Public Allotments And Roads In This Land Required By The Concerned Local Bodies Under Other Provisions Of The Applicant Have Been Registered And Given To The Panchayat. Name of Special Officer, Vadugam At Rasipuram Sub-Registrar Office Document No .2546/2025 (LOCAL BODY) & 2547/2025 (TANGEDCO), Dated: 19.03.2025. Vide Reference No-6.

Further, 3% Of The Market Value Of The Land Has Been Paid To The Appropriate Government Title As Per View No.21.(Transaction No.11000302207683 Dated-25.09.2025) Based On This Final Approval Is Given.

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.

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.

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 Approval Is Given To Grant Final Approval 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: 2025.10.30 19:01:37



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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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](#)



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

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

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

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
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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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