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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025/LA

Date: 10/3/24 6:26 PM

From:

Village Panchayat

P AYEEPALAYAM

To :

S BASKAR S/O.SENGODAN,
20/1, MAGADEVAPURAM STREET NO-2,
VELUR ROAD, TIRUCHENGODE(Tk),
Namakkal(Dt)-637211
8883828849

Online Application Number: H83E5SIQ

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.6775 Acres (or) 6800.00 Sq.m in bearing S.F.No: 24/1A1A & 25/4A1B – Ponkurichi Ayeepalayam Village / Panchayat – Rasipuram Panchayat Union/Taluk- Namakkal District- Final Approvel - Reg.

Ref :

1. Applicant Mr.S.Baskar, Tiruchengode Taluk, Namakkal District, Application Ref No: H83E5SIQ (F.No.21942), Dated.24.01.2024.
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: E4/17646/2023, Dated:09.01.2024 (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/H83E5SIQ/21942/2024 (Road pattern issued on dated: 14.02.2024)
6. Applicant Mr.S.Baskar, Tiruchengode Taluk, Namakkal District, Application Ref No: H83E5SIQ (F.No.21942), (Gift deed document No: 1023/2024 & 1024/2024 ((LOCAL BODY) & (TANGEDCO)), Dated: 19.02.2024).
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:14.02.2024 and 23.02.2024 (requiring payment of OSR Fees and Centage Fee).
15. Applicant Mr.S.Baskar, Tiruchengode Taluk, Namakkal District, Application Ref No: H83E5SIQ (F.No.21942), Dated. 19.02.2024 and 23.02.2024 (Payment of OSR
Fees 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. Applicant S BASKAR, Application Demand Payed Ref No: 484b2c04-51f20bfe-94cb-4821-89d6-3512aee60985, Dated. 03.10.2024. (Payment of Land Use change Charges and inspection Fess)

Body:

1. Namakkal District Rasipuram Union P.Ayeepalayam Panchayat Survey No: 24/1A1A & 25/4A1B For Final Approval of 1.6775 Acres (or) 6800.00 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/H83E5SIQ/21942/2024/TCP Dated: 24.02.2024 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 Applicant Have Been Registered And Given To The Panchayat. Name of Panchayat President, P.Ayeepalayam Panchayat At Rasipuram Sub-Registrar Office Document No. 1023/2024 Dated 19.02.2024 Vide Reference No-6. Also

3. Further, 3% Of The Market Value Of The Land Has Been Paid To The Appropriate Government Title As Per View No.18.(Transaction No. 51f20bfe-94cb-4821-89d6-3512aee60985 Dated-03.10.2024) Based On This Final Approval Is 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 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.

6. 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.

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 Are Allowed.

11. 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.

12. Roads And Public Allotment Land Entrusted To The Panchayat Should Be Subdivided In The Name Of The Panchayat of President.

13. The Applicant Shall Be Fully Liable For Civil Suits Arising Out Of Deeds And Transfers Of Land.

14. Final approval is given to the layout subject to the given conditions

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

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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