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Layout Application - Final Approval Letter

Roc No: 01/2024-2025/LA

Date: 6/24/24 8:05 PM

From:

Village Panchayat

ARASAPALAYAM

To :

P DHANARAJ K SELLAPPAN M MUKILAN
2/22, APPANAICKENPATTY,
KAKKAVERI VILLAGE, RASIPURAM TALUK,
NAMAKKAL DISTRICT-637408.
8825903338

Online Application Number: WLLBBA3L

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.815 Acres (or) 7346.00 Sq.m in bearing S.F.No: 199/1D1C– Kakkaveri Village (At an Extent-810.00Sq.m) and S.F.No:211/1A1A1A1A1C Arasapalayam Village Panchayat (At an Extent – 6536.00Sq.m) -Namakkal District - Rasipuram Union – Arasapalayam Village Panchayat -Final Permission issued- Reg.

Ref :

1. Applicant M/s. P.DHANARAJ, K.SELLAPPAN and M.MUKILAN, Namakkal Taluk, Namakkal District, Application Ref No: WLLBBA3L (F.No.23347), Dated.19.02.2024.
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: E4/14693/2023, Dated:10.11.2023 and E4/14335/2023, Dated: 16.11.2023 (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 LetterNo: NKL/WLLBBA3L/23347/2024 (Road pattern issued on dated: 06.03.2024)
6. Applicant M/s. P.DHANARAJ, K.SELLAPPAN and M.MUKILAN, Namakkal Taluk, Namakkal District, Application Ref No: WLLBBA3L (F.No.23347), (Gift deed document No: 1646/2024 & 1645/2024 (LOCAL BODY) & (TANGEDCO), Dated: 13.03.2024).
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: 06.03.2024 and 19.03.2024 (requiring payment of the OSR and Centage Fee).
15. Applicant M/s. P.DHANARAJ, K.SELLAPPAN and M.MUKILAN, Namakkal Taluk, Namakkal District, Application Ref No: WLLBBA3L (F.No.23347), Dated.15.03.2024
Ref : and 19.03.2024 (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. The Block Development Officer, Rasipuram Panchayat Union vide Letter Roc No:1541/2022/T1, Dated:09.02.2024.
18. The Sub-Registrar, Rasipuram Register Office vide Letter Roc No:491/2023-24, Dated:26.12.2023.
19. 3% Market Value Paid for E-Challan Rs.592988/- Dated-28.05.2024 (Challan No-20240528011299) And The Amount Payable To The Panchayat Is Rs.36000/- (Transaction No. F7d1afe0-9c51-4bc3-B4fc-7f448556b3a4 Date-28.05.2024)

Body:

1. Namakkal District Rasipuram Block Arasapalayam Panchayat Survey No. 199/1D1C on Measuring 810 Sq.Mtrs and Survey No. 211/1A1A1A1A1C On 6536 Sq.Mtrs Land Layout Plan Received On P Dhanaraj K Sellappan M Mukilan Basis For Final Approval. Online Application Is Processed As Per Prevailing Rules. Assistant Director. Town And Country Planning Department (Planning Permission) Roc No. Nkl/WLLBBA3L/23347/2024/TCP Dated: 20.03.2024 Final Approval Is Given To The Layout Subject To The Specified Special Conditions And The Following General Conditions.

2. As Seen In View 6, The Applicant Rules Have Been Recorded And Given To The Panchayat As Required By The Concerned Local Bodies Under Public Allotments And Roads Etc. In This Land. In The Name of President, Arasapalayam Panchayat, Rasipuram Sub-Registrar Office Document No. 1646/2024 Dated 13.03.2024. Also Approval Was Given For Obtaining Bond In The Gift Deed Settlement. Received Gift Deed Settlement on Panchayat Dated 18.01.2024 In Arasapalayam Panchayat Council Resolution No-6(297).

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.592988/- Dated-28.05.2024 (Challan No-20240528011299) And The Amount Payable To The Panchayat Is Rs.36000/- (Transaction No. F7d1afe0-9c51-4bc3-B4fc-7f448556b3a4 Date-28.05.2024) Has Been Paid And Final Approval Given.

4. According To Section 79 Of The Urban Development Act, 1971 (Act 35-1972), Any Aggrieved Person With in Two Months From The Date Of The Government Order Under Section 49 Or 64(1).An Appeal Can Be Made To The Director Of Town and Country Planing Department.

5. If The Petitioner Submits Wrong Information or Fails To Follow Proper Procedures To Get The Planning Permission After Granting The Project Approval By The Assistant Director, Town and Country Planning Department, Namakkal. The Project Approval Will Be Canceled As Per Law.

6. Final Approval of The Assistant Director, Town and Country Planning Department, Namakkal Office Will Be Canceled If Any Errors Are Found In The Unimpeded Evidence To Be Obtained From Others.

7. The Conditions Specified In The Permission In The Layout Must Be Fulfilled For Which The Technical Permission Has Been Granted.

8. A Copy of The Sanctioned Plan Shall Be Kept In Visible Display At The Front of The Layout. Roads Constructed In Housing Units Should Remain In Their Existing Condition And Should Not Be Minor And No Alterations Should Be Made.

9. Details of Plot Sizes as Laid Out In The Layout Map Shall Not Be Altered Without Permission.

10. Allotments Should Be Used Only For Construction of Houses. Construction of Dangerous And Obnoxious Factories Is Not Permitted.

11. In The Future, If Any Amount To Be Collected From The Panchayat Is Asked for Related to Layout, It Must Be Paid

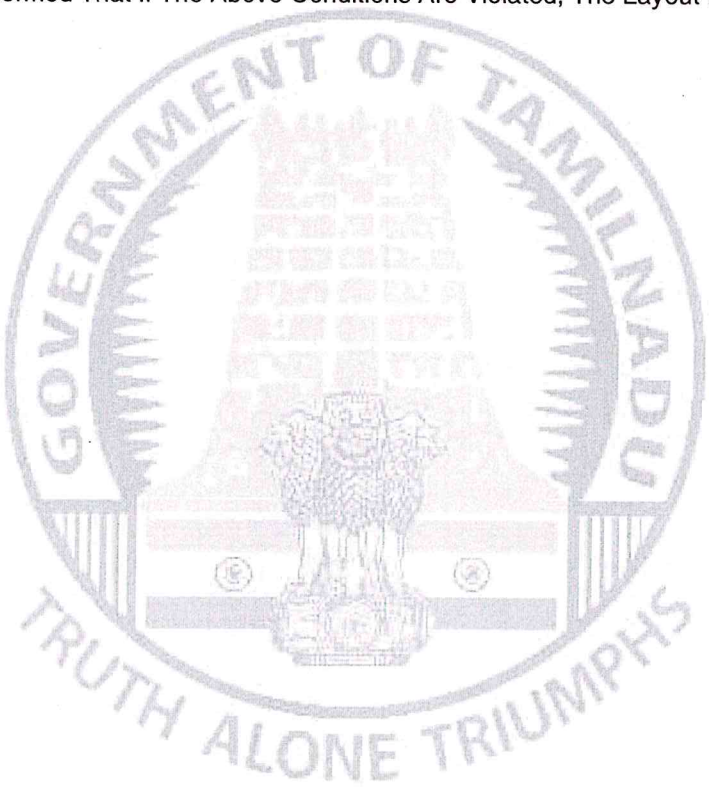
12. The Roads And Public Allotment Land Entrusted To The Panchayat Should Be Sub-Divided In The Name Of The Panchayat President.

13. Applicant Shall Bear Full Responsibility For Civil Suits Arising Out Of Deeds And Transfers Of Land.

14. Roads, Drainage, Drinking Water Pipelines And Street Lights Should Be Fully Completed.

15. Subject To Conditions As Per Panchayat Resolution No-3(304) Dated 19.06.2024, The Resolution Is Passed And Final Approval Is Given For The Layout.

*It Is Also Informed That If The Above Conditions Are Violated, The Layout Permission Will Be Cancelled.



Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.06.24 20:05:04

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.