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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 9/1/25 11:55 AM

From:

Village Panchayat

Sirumolasi

To :

Mr.R.C.Thangavelu, Mr.M.Ganesan , Mr.P.Gunavel
& Mr.S.Perumal ,
14/29-32 , Rajagoundampalayam Street No.7 ,
Tiruchengode Taluk ,
Namakkal District-637 209
Online Application Number: NKL/UN5W84YH/44763/2025/TCP

Online Application Number: UN5W84YH

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.535 Acres (or) 6211.87 Sq.m in S.F.No:91/1A1B , Sirumolasi Village Panchayat – Tiruchengode Panchayat Union – Tiruchengode Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1.Applicant Mr.R.C.Thangavelu, Mr.M.Ganesan , Mr.P.Gunavel
& Mr.S.Perumal , Namakkal District Online Application Ref No: UN5W84YH , Dated.03.06.2025.
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. E4/3592/2025, Dated: 13.05.2025. [UN5W84YH-22600] (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: UN5W84YH/44763/2025/TCP (Road pattern issued on dated: 28.05.2025).
6. Applicant Mr.R.C.Thangavelu, Mr.M.Ganesan , Mr.P.Gunavel
& Mr.S.Perumal Namakkal District Online Application Ref No: UN5W84YH , Giftdeed document No: 4820/2025 (LOCAL BODY) & 4821/2025 (TANGEDCO), Dated: 24.05.2025.
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 MunicipalAdministration and WaterSupply, 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.58, Housing and Urban Development [UD4(1)] Department, Dated: 05.03.2024.
17. G.O.(Ms).No.180, Rural Development and Panchayat Raj [PR-II(2)] Department, Dated: 05.12.2024.
18. Demand payment Request Letter, Dated: 30.08.2025. (Requiring payment of Centage Fee , Development Charge & Sub Division Charges).

Body:

The Layout Proposal received vide the reference 1st cited Online Application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was directed to handover the portion of land earmarked for park, roads & public purposes meant for local body and TANGEDCO vide under reference 5th cited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as Centage charge , Development Charge & Sub Division Charges vide under references 18th cited above, the Technical Concurrence is issued to the said layout subject to the following conditions.
1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 141/2025.The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to Special Officer/Block Development officer , Sirumolasi Panchayat and it has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3. After the approval of the local body, It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.
Body:
As per G.O.(Ms).No.180, Rural Development and Panchayat Raj [PR-II(2)] Department, Dated: 05.12.2024 , it has been Requested to Collect per each plots Rs.1000 and local body should collect residential layout rate in sq.ft Rs.3 to 4 . All charges paid and the local body final approval order issued.
Copy to:
1.Assistant Director, District Town and Country Planning (DTCP),
Namakkal.
2.Block Development Officer(VP), Tiruchengode Block,Namkkal(Dt)
3:Sub registrar, Tiruchengode sub register office, Namakkal.

Signature valid
*Signed by: Village Panchayat President*
*Location:Namakkal*
*Date:2025.09.01 11:55:17*
**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

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/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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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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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.