

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 01/2025-
26/Manickanatham
Panchayat

Date: 7/7/25 5:51 PM

From:

Village Panchayat

MANICKANATHAM

To :

Mr. P.Senthilkumar, Mr. P.Balakrishnan & Mr. K.Paalsamy,
No-36, Malai Nagar,
Punjai Pugalur North,
Punjai Pugalur,
Pugalur, Karur -639 117.

Online Application Number:

DF2G9JJG

Sir/ Madam,

Sub :

Residential Layout- District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.25 Acres (or) 9106.00 Sq.m in S.F.No: 96/7C – Manickanatham Village & Panchayat– Paramathi Panchayat Union –Paramathi Velur Taluk - Namakkal District- Panchayat Final Order Issued -Reg

Ref :

1. Applicants Mr.P.Senthilkumar, Mr.P.Balakrishnan & Mr.K.Paalsamy, Namakkal District Online Application Ref No: DF2G9JJG (F.No.44862), Dated.19.04.2025.
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.E4/3719/ 2025, Dated: 17.04.2025. [DF2G9JJG-22695].(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/ DF2G9JJG/44862/2025/TCP (Road pattern issued on dated: 24.04.2025).
6. Applicants Mr.P.Senthilkumar, Mr.P.Balakrishnan & Mr.K.Paalsamy, Namakkal District Online Application Ref No: DF2G9JJG (F.No.44862), Gift deed document No: 2006/2025 (LOCAL BODY) & 2005/2025 (TANGEDCO), Dated: 25.04.2025.
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: 24.04.2025 & 06.05.2025. (requiring payment of OSR Charge, Centage Fees , Development Charge & Sub Division Charges).
18. Applicants Mr.P.Senthilkumar, Mr.P.Balakrishnan & Mr.K.Paalsamy, Namakkal District Online Application Ref No: DF2G9JJG (F.No.44862), Dated.02.05.2025 & 08.05.2025. (payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

Body:

- 1) The Local body shall issue the Final approval to the applicant(s) directly after collected usual fees and necessary fees towards the cost electric power supply and street light that may be required as assessed by the authority concerned namely,the local body and TANGEDCO,in the case of village panchayat.
- 2) The local body shall issue the final approval to the applicants directly. After usual fees applicant has laid BT road, provide other amenities such as storm water drains, street lights,water supply and 10000 litre OHT facilities by constructing all implementation applicant responsibilities
- 3) As per G.O.79 Housing and urban development department dated: 04.05.2017,in case of non planned area rule 3 it has been Rs.1000 as scrutiny fee for each plots.And under rule 9 concerned local body should the 3%Market land conversion charges Rs 62235 payment received. Issued the final approval.



Village

Signature valid

Signed by: BDO
Location: Namakkal
Date: 2025.07.07 17:51:51



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](#)



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
/landlens/one



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

Verified RealEstate
3/350/2 Mettukuppam,
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