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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 8/6/24 9:35 AM

From:

Village Panchayat

O. rajapalayam

To :

M/s. Gurushiva Realtors Manivannan,
Plot.no- 38, Jeeva Street no- 2, Arunai Nagar, Seelanaickenpatty,
Salem – 636201.

Online Application Number: AIRQKQ6Z

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.90Acres (or) 7700.00 Sq.m in S.F.No:102/3A – RajapalayamVillage/Panchayat –TiruchengodePanchayat Union-
TiruchengodeTaluk- Namakkal District-Final Order issued - Reg.

Ref :

1. Applicant M/s.Gurushiva Realtors Manivannan,Salem, Application Ref No: AIRQKQ6Z(F.No. 25145), Dated.23.04.2024.
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. E4/3543/2024, Dated:08.04.2024. (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/ AIRQKQ6Z/25145/2024/TCP(Road pattern issued
on
dated: 15.05.2024)
6. Applicant M/s.Gurushiva Realtors Manivannan,Salem, Application Ref No: AIRQKQ6Z(F.No. 25145),Gift deed document
No:5268/2024(LOCAL BODY)&5269/2024(TANGEDCO), Dated:28.06.2024.
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:15.05.2024 &03.07.2024 (requiring payment of OSR Charge &Centage Fee).
15. Applicant M/s.Gurushiva Realtors Manivannan,Salem, Application Ref No: AIRQKQ6Z(F.No. 25145),Dated. 01.07.2024
&03.07.2024
(payment of OSR Charge &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,Tiruchengode,vide Letter Roc.No: 32/2024/T3, Dated:11.03.2024. (Road Certificate).
18.District Town and country planning Office, Namakkal District Letter No: NKL/AIRQKQ6Z/2024/TCP/2024/TCP (Planning Permission issued on
dated: 05-07-2023).

Body:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), The proposal for Residential Layout with an extent of 1.90Acres (or) 7700.00 Sq.m in S.F.No:102/3A – RajapalayamVillage/Panchayat –TiruchengodePanchayat Union-TiruchengodeTaluk- Namakkal District-The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT NO:187/2024 dated on 05-07-2024 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Namakkal District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the Layout
Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities by Constructing OHT, Necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 47.60sq.m and Roads area of 1942.77sq.m are donated to the Rajapalayam Panchayat with the document no: document No:5268/2024(LOCAL BODY) Dated:28.06.2024.registered at the Tiruchengode Sub registrar Office.

3. According to the ordinance in Reference4, 3% Market Value fee for Residential Layout Plot of Rs.3,12,000/-
(Rupees Three Lakhs Twelve Thousand Rupees Only) has been paid by the Applicant towards State Bank of India, E-Challan – Online Payment Receipt No: 20240725000121, Dated: 25.07.2024 and the bank Receipt has been handed over to the Rajapalayam Panchayat by the Applicant.

4. The fees/charges collected from the applicant are as follows: Layout approval fees:32000/- Dt.24-07-2024
Layout inspection fees:1000/- Dt.24-07-2024

Signature valid

Signed by: Village Panchayat Secretary
Location:Namakkal
Date:2024.08.06 09:35:10

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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