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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

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Layout Application - Final Approval Letter

Roc No: PA1-2026-2027

Date: 6/30/26 10:48 AM

From:

Village Panchayat

SIVIYAMPALAYAM Panchayat Office
Siviyampalayam

To :

Mr.P.Karthikeyan,
D.No.4/457,Ganga Nagar,
Thuraiyur Road,
Reddipatti,
Sendamangalam Taluk,
Namakkal District- 637 002.

Online Application Number: FNQSUJBF

Sir/ Madam,

Sub :

Residential Layout- The proposal for Residential Layout with an extent of 1.7650 Acres (or) 7142.71 Sq.m in S.F.No: 130/19A,19B,19D–Chithambarapatti Village - Siviyampalayam Panchayat- Namakkal
Panchayat Union- Sendamangalam Taluk- Namakkal District-Technical Concurrence issued - final approved- Reg.

Ref :

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex, Namakkal 637003 ROC No SWP/DTCP/NAMAKKAL/LAYOUT NO: 91/2026/2026/TCP Date : 20/05/2026

Body:

As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 91/2026. 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 requested to collect Rs.1000 as scrutiny fee for each plots. Here 26 plots Rs.26000/- collected to Siviyampalayam village panchayat SNA Account. And under rule 9 ,3% Market Land Value as Land conversion charges, Rs.21200 /- (Challan no 20260622036544 .Dated-22.06.2026) Collected .hence final approval order given.

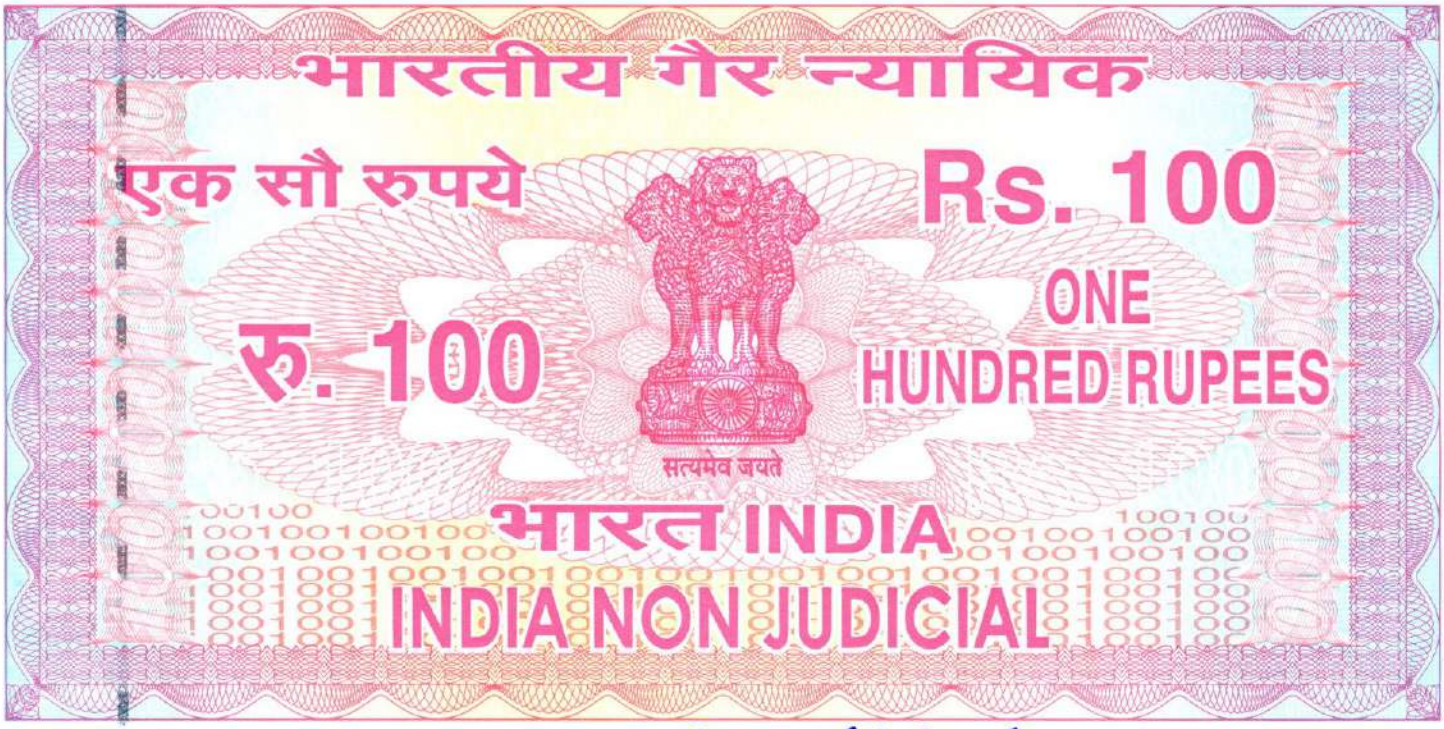
Layout Conditions

1. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
2.If there are water bodies within the plot, buildings should be constructed in a way that does not affect them.
3. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. The hollowed part of the layout should be raised to street level.
6. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00meters in succession of the road boundary.
7. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots,the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
8.The approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of the layout.
9. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
10. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.
11.If it is later discovered that any case is pending regarding the proposal. the approval given to the proposal will be cancelled without any prior notice and action will be taken.

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2026.06.30 10:48:29



தமிழ்நாடு तमिलनाडु TAMILNADU P. கார்த்திகேயன் நாமக்கல் FL 445419

A. தேன்மொழி
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 23/2008/NMKL
[illegible]
நாமக்கல்

8 JUN 2026

உறுதி மொழி

நாமக்கல் மாவட்டம்-637002, சேந்தமங்கலம் வட்டம், ரெட்டிப்பட்டி கிராமம், கங்கா நகர், க.எண்.4/457 என்ற முகவரியில் வசிக்கும் **திரு.பெரியண்ணன் மகன் திரு.P.கார்த்திகேயன்** ஆகிய நான் **நாமக்கல் மாவட்டம்-637405, சேந்தமங்கலம் வட்டம், நாமக்கல் ஊராட்சி ஒன்றியம், சிவியாம்பாளையம் ஊராட்சி, சிதம்பரபட்டி கிராமம், ச.எண்.130/19A, 19B, 19D-களில் உள்ள 1.7650ஏக்கர் அல்லது 7142.71ச.மீ** பரப்பு கொண்ட இடத்தை மனைப்பிரிவுகளாக பிரித்து DTCP மற்றும் BDO அலுவலகத்தில் அனுமதி பெற்றுள்ளேன்.

மேற்கண்ட எனது மனைப்பிரிவானது **1.00ஹெக்டர் (அ) 2.47ஏக்கர்** பரப்பிற்கும் குறைவான பரப்பு உள்ள உத்தேச மனைப்பிரிவு என்பதனால் **வட்டார வளர்ச்சி அலுவலர், நாமக்கல் ஊராட்சி ஒன்றியம்** அவர்களால் பரிந்துறைக்கப்பட்டபடி மனைப்பிரிவில் தார் சாலை வசதி, மழைநீர் வடிகால் அமைப்பு, சோலார் மின்விளக்குகள் மற்றும் பொது ஒதுக்கீடுகளானது அமைக்கப்பட்டுள்ளது. **மேலும் மேல்நிலை நீர்த்தேக்க தொட்டி(OHT) அமைக்கப்பட வேண்டும் என்ற எந்தவித நிபந்தனையும் வட்டார வளர்ச்சி அலுவலர், நாமக்கல் ஊராட்சி ஒன்றியம் அவர்களால் வழங்கப்படவில்லை எனவும்,** பின்கண்ட மனைப்பிரிவு வசதிகள் அனைத்தும் உறுதி செய்யப்பட்ட பின்பே **வட்டார வளர்ச்சி அலுவலர், நாமக்கல் ஊராட்சி ஒன்றியம் அவர்களின்** முன்னிலையில் மனைப்பிரிவுக்கு இறுதி ஒப்புதலானது வழங்கப்பட்டது எனவும் உறுதி அளிக்கிறேன்.

இப்படிக்கு,

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.