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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 1 **Date:** 3/7/26 8:47 PM

From:

Village Panchayat

KAKKAVERI

To :

SOUNDARRAJAN C VIVEKANANDAN A PRIYA B SRINIVASANKI
586,BOMANNA CHETTIKADU, INDRA NAGAR,DADGAPATTI,SALEM,Dadagapatty,Salem South,Salem,636006

Online Application Number: 419ME8RD

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.2.1268 Acres (or) 8607.00 Sq.m in S.F.No: 147/1A2, 1B1, 2A1, 2A2B, Kakkaveri Village / Panchayat-Rasipuram
Panchayat Union/TalukNamakkal District-Planning Permission issued - forwarded for further action – Reg

Ref :

1. Applicant Mr.Soundarrajan,C.Vivekanandan,Mrs.A.Priya.AND Mr.B.Srinivasanki., Rasipuram Taluk, Namakkal District, Application Ref No: 7PH8HAIL(26050) Dated:27.04.2024.
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.No:E4/14621/2023, Dated:10.11.2023 (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 Letter No: NKL/ DC3RGUJ1/19932/2024 (Road pattern issued on
dated: 31.01.2024)

6. Applicant Mr.Soundarrajan,C.Vivekanandan,Mrs.A.Priya.AND Mr.B.Srinivasanki, Rasipuram Taluk, Namakkal District, Application Ref No: 7PH8HAIL(26050) Dated:27.04.2024
(26050), (Gift deed
document No: 3451/2024 & 3451/2024 (LOCAL BODY) &
(TANGEDCO), Dated: 05.05.2024).
Ref :
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:23.05.2024 and 13.06.2024 (requiring payment of OSR Fees and Centage Fee).
15. Applicant Mr.Soundarrajan,C.Vivekanandan,Mrs.A.Priya.AND Mr.B.Srinivasanki, Rasipuram Taluk, Namakkal District, Application Ref No: 7PH8HAIL(26050) Dated:12.06.2024and 13.02.2024 (Payment of OSR Fees 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
Namakkal District Rasipuram Panchayat Union kakkaveri Panchayat ilangadu Village Survey No.
26/5B Following The Receipt Of No-Objection Certificate For Conversion Of 0.49 3/4Acres Of Bunsey Land To Agricultural And Other Uses In The Name Of The Subdivision Conditions Attached To The Map For The Proposed Residential Subdivision In The Said Area By The District Town and Country Planing Assistant Director In His ROC NKL/ DC3RGUJ1/19932/2024/TCPDated: 15/02/2024
Technical Permission Is Granted Subject To The Following Special Conditions And General Conditions,
The Petitioner Shall Obtain Necessary Licenses From The Concerned Local Body Under Other Provisions.
The Public Allotments And Roads In The Said Plot Have Been Registered And Given To The Panchayat In The Name Of kakkaveri Panchayat Council President In Rasipuram Registrar's Office As Per Document No. 05/2024 Dated 02.01.2024 As Seen In View Ref Number-6. Also, According To The kakkaveri Panchayat Council Resolution No-263(3)Dated 21.06.2024, Authorization Has Been Given
To Receive The General Allotments In The Plot And The Plot Division Roads To The Panchayat Through Gift Deed.
Further, 3% Of The Market Value Of The Plot Has Been Paid To The Appropriate Government Head As Per Transaction No.71dbb0ba-4d1c-4322-9ba2-3dfc9fc32babDated-28.02.2024 As Per The Order Vide
The Final Approval Of The Subdivision Is Given Subject To The Subdivision Conditions And Special Conditions Mentioned In The Subdivision Map Technical Approval No. ROC No.NKL/DC3RGUJ1/2023 APPROVAL No: SWP / DTCP/NAMAKKAL / LAYOUT No: 34/2024 The Assistant Director, DEPARTMENT OF TOWN AND
COUNTRY PLANNING, Namakkal. Also, If Any Charges Are Fixed By The Panchayat In The Following Periods, The Corresponding Charges Are Also To Be Paid.
You, The Applicant, Have Prepared And Sent An Estimate For The Construction Of A Park On The Land Handed Over To The Panchayat,
As Per The Panchayat Council Resolution No-263(3)Dated-21.06.2024 Subject To The

Conditions, The
Resolution Is Passed And Approval Is Ordered To Give Final Approval To The Subdivision.
Violation Of The Above Conditions Has The Power To Cancel The Approval Of The Plot
Body:
Village

Body:

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Violation Of The Above Conditions Has The Power To Cancel The Approval Of The Plot
Body:
Village

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Namakkal*
*Date:2026.03.07 20:47:03*

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.