

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 05/2023-2024/
PAPPINAICKENPATT
I

Date: 2/27/24 5:22 PM

From:

Village Panchayat

Pappinaickenpatti

To :

N ESWARAN
1/253,PAPPINAICKENPATTI(PO),
NAMAKKAL(TK).NAMAKKAL(DT)

Online Application Number:

TDB9SCB1

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal-The Proposal for Residential Layout with an extent of 2.45 Acre (or)9920.00 Sq.mt in S.F. No:40/1A2-Pappinaickenpatti Panchayat/Village-Pudhuchatram Panchayat Union-Namakkal Taluk-Namakkal District-Layout Final Approval- order Reg

Ref :

- 1.Applicant Mr. N.ESWARAN S/O. Nachimuthu, Pappinaickenpatti, Namakkal District, Application Ref No:TDB9SCB1 (F.NO.15558)DATED.24.02.2024
- 2.G.O (MS)No.79 Housingand Urban Development Department,Dated:04.05.2017
- 3:Joint Director Agriculture Department, Namakkal vide Letter No:E4/10939/2023,Dated:18.08.2023 (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:TDB9SCB1 / 2023/TCP4, dated:16.02.2024 (Road pattern issued)
- 6:Applicant Mr.N. ESWARAN S/O.Nachimuthu, Pappinaickenpatti, Namakkal District, Application Ref No:TDB9SCB1 (F.NO.15558)Gift Deed Document No.692/2024 &691/2024, Dated:20.02.2024.
- 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.16Department of Municipal Administration and Water Supply,Dated:31.01.2020.
- 9:G.O.141,Housing and Urban Development Department,Dated:23.09.2020.

N.68

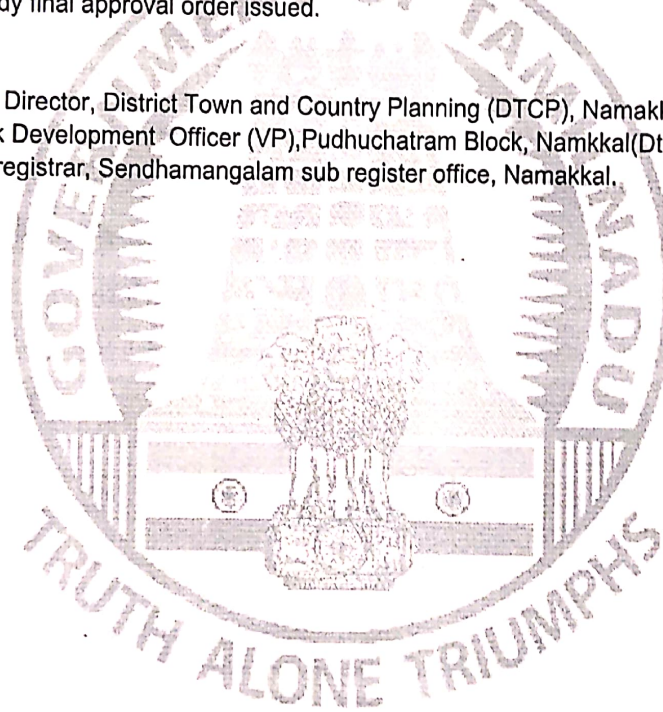
10:G.O.181 and 141,Housing and Urban Development Department,Dated:09.12.2020 and 16.07.2022.
11:Government Letter No.19113/Nov 4(3)/2017-1,Housing and Urban Development Department,Dated:30.08.2017.
12:Circular from the Commissioner of Town and Country Planning,Letter No.13686/2017/la1,Dated:08.09.2017.
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:22.02.2024 (Requirng Payment of Centage Fees),Local Body Demand Fees Date:27.02.2024
15: Applicant Mr.N. ESWARAN S/O.Nachimuthu, Pappinaickenpatti, Namakkal District, Application Ref No:TDB9SCB1 (F.NO.15558)Dated:23.02.2024(Payment of Centage Fees)
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

Body:

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 fees for each plots, And under rule 9 concerned local body should collect the 3% Market Value as Land conversion. 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),Pudhuchatram Block, Namkkal(Dt)
- 3.Sub registrar, Sendhamangalam sub register office, Namakkal.



Village

Signature Not Verified

Signed by: Village Panchayat President
Location: Namakkal
Date: 2024.02.27 17:22:45



10.6.2024

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

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



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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