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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 4/7/26 1:31 PM

From:

Village Panchayat

Kuppichipalayam

To :

Mr. M.Kriishnan s/o mathu plot no.7 S.K Nagar , Seelanaikanpatty Salem District Online Application Ref No: BG2NJA5T (F.No. 50450), Dated.15.07.2025

Online Application Number: BG2NJA5T

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 6.4850 Acres (or) 26264.00 Sq.m in S.F.No: 345/1B2,346/1 & 347/1A – Marapparai Village &Kuppichipalayam Panchayat- Mallasamudram Panchayat Union – Tiruchengode Taluk - Namakkal District-Non Planning Area-New layout - Final Approval issued –Reg.

Ref :

1. Applicant Mr. M.Kriishnan s/o mathu plot no.7 S.K Nagar , Seelanaikanpatty Salem District Online Application Ref No: BG2NJA5T (F.No. 50450), Dated.15.07.2025
2. Town and Country Planning Department(Planning Permission) ROC No. NKL/ BG2NJA5T /50450/2025/TCP, Date : 01/09/2025
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/7582/2025, Dated: 24.07.2025. [BG2NJA5T-27974]. (Dry Land NOC Letter).
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.04.2019.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/ BG2NJA5T/50450/2025/TCP (Road pattern issued on dated: 30.07.2025).
6. Applicant Mr.M.Krishnan, Namakkal District Online Application Ref No: BG2NJA5T (F.No. 50450), Gift deed document No: 7705/2025 (LOCAL BODY) &7707/2025 (TANGEDCO), Dated: 25.08.2025.

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. This Office Online Demand payment Request Letter, Dated: 26.08.2025. (requiring payment of Centage Fee , Development
Charge & Sub Division
Charges).
18. Applicant Mr.M.Krishnan, Namakkal District Online Application Ref No: BG2NJA5T (F.No.50450), Dated. 30.08.2025.
(payment of Centage Fee,
Development Charge & Sub Division Charges).

Body:

Technical permission has been granted to construct a plot of land in 6.4850 Acres (or) 26264.00 Sq.m in S.F.No: 345/1B2,346/1 & 347/1A – Marapparai Village & Kuppichipalayam Panchayat, Mallasamuthiram Block, as per the order of view 2.

Accordingly, he has paid the following fees:

Sl.No	Description of Charages	Amount	Receipt No and Date
1	Scrutiny fee (Rs.1000/-per plot)	136000	30.03.2026
2	Development Charges (Sqr.fit.1Rupee)	168315	30.03.2026
3	Land Conversion Charges (3% Market Value) (DPC.0217-60-800-AS22709)	94000	01.04.2026 (Challen No.20260401013658)& (Challan no.20260401021679)
	Total	398315	

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling
the above twoconditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for publicpurposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned inResidential use zone as perTNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. 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 onthe approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in
succession of the roadboundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the
applicant should be obtainedpermission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem arisesregarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy
of proof (gift deed
document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved
layout plan shall bepermanently published at the entrance of the layout without any change / release fir public view through a 6' x 4'permanentDisplay board along with thedetails of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right canbe asserted on the ground that subdivision has been approved where there is no actualtitle to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect
or if there is a situationwhere the Planning Permission / Concurrence approval for the plot may be affected, the planningpermission/concurrenceapproval granted to the layoutwill be cancelled by the District Town and Country Planning Officewithout any prior notice.
13. 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 thepurchasers while selling plots for sale.

Special Officer/
Block Development

Officer(VP)

Kuppichipalayam

Panchayat

Mallasamudram Block
Namakkal District

Copy to:
1. Mr.M.Krishnan,
Plot No.70, S K Nagar.
Seelanaickenpatti,
Salem South,
Salem -636 006.
2. The Assistant Director,
Department of Land Survey and Records,
Namakkal District.
3. Tahsildar,
Tiruchengode Taluk,
Namakkal District.

4. Sub-Registrar,
Tiruchengode Sub-Registrar Office,
Namakkal District.
5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore,
Chennai-600 008.
6. Superintendent

Village

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

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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.