

RE

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Layout Application - Final Approval Letter



Roc No: 02

Date: 6/21/24 5:39 PM

From:

Village Panchayat

85 R KOMARAPALAYAM

To :

Mrs.M.Malligeshwaril AND Mr.P. Jayamurugan,
D.NO.83 C H B COLONY WEST, Velur road,,Thiruchengode,Namakkal,636104

Online Application Number:

7PH8HAIL

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.2817 Acres (or) 5187.00 Sq.m in S.F.No: 12/6B, 7C1, 7C2, 7C4, 8A2A, 8A2B– 85R.Komarapalayam Village / Panchayat- Rasipuram Panchayat Union/TalukNamakkal District-Planning Permission issued - forwarded for further action – Reg

Ref :

1. Applicant Mrs.M.Malligeshwaril AND Mr.P. Jayamurugan, 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 Mrs.M.Malligeswaril AND Mr.P. Jayamurugan, 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 Mrs.M.Malligeswaril AND Mr.P. Jayamurugan, 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

Body:

Namakkal District Rasipuram Panchayat Union 85 r komarapalayam Panchayat Village Survey No.

in S.F.No: 12/6B, 7C1, 7C2, 7C4, 8A2A, 8A2B– Following The Receipt Of No-Objection Certificate For Conversion Of 1.2817 Acres (or) 5187.00 Sq.m 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 85 r komarapalayam 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 85 r komarapalayam 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

Village



Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2024.06.21 17:39:01



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

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

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

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

Verified RealEstate
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