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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 127/2024 Date: 5/8/24 7:01 PM

From:

Executive officer

312/175,Attur Main Road,Namagiripettai,Rasipuram(Tk),Namakkal(Dt),637406

To :

Mr. P.Suresh, Mr.Santhosh Kumar, Mrs.S.Jothimani, Mrs. R.Jeevitha, 4/330, Ganthi Nagar, Pallakadu. Thiruchngodu, Namakkal – 637410.

Online Application Number: KEQCZ96A

Sir/ Madam,

Sub :

Residential Layout – Namakkal District – Rasipuram Taluk – Namagiripettai Town Panchayat – Ariyagoundampatty Village – Ward No.11 – Kattu Valavu North – S.No. 170/1B, 178/1B, 178/1A1B of 2.33 acre or 9430.00 sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Namagiripettai Town Panchayat.

Ref :

1. Mr. P.Suresh, Mr. B.Santhosh Kumar, Mrs. S.Jothimani, Mrs. R.Jeevitha, 4/330, Ganthi Nagar, Pallakadu, Thiruchngodu, Namakkal – 637 410 . theirs (Online) Application No. KEQCZ96A/20632/2023, Dated:28.12.2023.
2. Proceeding of Namakkal District Deputy Director of Town and Country Planning Roc No. NKL/KEQCZ96A/20632/2024/TCP, Dated:24.02.2024.
3. Gift deed to Namagiripettai Town Panchayat as Register No.302/2024, Dt:14.02.2024 at Namagiripetai Register Office.
4. Namagiripettai Town Panchayat Resolution No.321(23), Date:06.03.2024
5. Other Relating Documents.

Body:

Namakkal District, Rasipuram Taluk, Namagiripettai Town Panchayat, Ariyagoundampatty Village, Ward No.11, Kattu Valavu North, S.No. 170/1B, 178/1B, 178/1A1B of 2.33 acre or 9430.00 sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the area. Mr. P.Suresh and three others, 4/330, Ganthi Nagar, Pallakadu, Thiruchngodu, Namakkal, theirs (Online) Application No.KEQCZ96A/20632/2023 Dated:28.12.2023 applied through the website, and according to the letter of the Deputy Director of Urban Development, District Urban Development Office, Namakkal, they were informed to hand over the land belonging to the Town Panchayat through the settlement documents. Documents have been handed over to the Town Panchayat. Based on that, in the letter of Deputy Director of Namagiripettai Urban Development Ward No.11, Kattu Valavu North, S.No. 170/1B, 178/1B, 178/1A1B of 2.33 acr or 9430.00 sqm Planning Permission Approval No. SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL NO:45/2024 has been given for dividing the plot into 34 plots in the area, and the road and public allotment have been handed over to the Namagiripettai Town Panchayat in this plot. Namagiripettai Council Resolution No.321 (23), Dt:06.03.2024 to grant final approval for subdivision. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given.

Conditions

1. Final approval is granted subject to special conditions and plot conditions as found in Annexure.
2. Any land owned by the Municipal Corporation and other Government Departments shall not be include in this plot.
3. Owners shall act in accordance with the instructions given by the Executive Officer from time to time.
4. To maintain constructed roads and storm water drains at his own expense for five years.
5. In case of any changes made in this plot or sub-division of plots, proper permission should be obtained from the concerned officers.
6. There shall be no encroachment on the public allotment land and roads which have been donated to the Namagiripetai Town Panchayat in the Namagiripettai Registrar's office. The transferred public utility spaces should be handed over to the municipality.
7. To replace the low voltage transmission line passing through the plot in the course of the road at their own cost.
8. Conditions mentioned in the allotment letter should be followed.
9. Further action is requested to be taken as mentioned in the Government order found in the annexure.
10. Plots and streets shall be demarcated by boundary stones as per the subdivision for which technical approval has been granted.
11. In addition, the petitioner should arrange necessary facilities like bridges, drains, cleaning facilities, street lights for the opinion of the Administrative Officer.
12. Sizes of plots, layouts and dimensions of roads as against technical drawings approved by the Town Planning Department. Alteration of general allotment sizes and further subdivision of plots shall not be done without the prior approval of the Urban Development Department showing cause.
13. The roads contemplated in this approved plot shall be properly constructed by the plot applicant or shall be registered in the appropriate form with the concerned local authority on payment of the appropriate fee and handed over for maintenance as a public road.
14. Any plot shown in the approved map shall be used only for residential purposes, plots selected for public purposes, and plots. Shop in it. No use for construction of warehouse and non-residential building. All areas selected for public convenience shall be used only for the uses indicated on the approved maps. The plots should be subdivided in land survey documents for the intended use.
15. Do not level the ground more than required for footing, repair landslides, dig up soil from the plot and create ditches and pits.
16. The petitioner should obtain approval from the concerned Executive officer, Namagiripetai Town Panchayat for the plot. Before construction of buildings on the land in the subdivision, permission for each building must be obtained from the local authority.
17. All the Conditions should be followed as per order of Roc No. NKL/KEQCZ96A/20632/2024/TCP, Dated:24.02.2024 of Deputy Director of NamakkalDistrict Town and Country Planning.

Signature valid

*Signed by: Executive Officer*
*Location:Namakkal*
*Date:2024.05.08 19:01:16*



Executive officer

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.