Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024 Date: 5/22/24 1:13 PM

From:

Village Panchayat

Alavaipatti

To :

. M/S. NAMAKKAL SHRI MURUGAVEL DEVELOPERS PRIVATE LIMITED REPRESENTED BY ITS DIRECTORS P.SEKAR,
K.PALANIVEL,S.THAMARAISELVAN AND T.PONNUVEL
S/O.PERIYANNAN,
5/126, MAMARATHU THOTTAM,
ALAVAIPATTY MAIN ROAD,
VENNADUR,
RASIPURAM TALUK,
NAMAKKAL DISTRICT.

Online Application Number: R8Z0FJX6

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal - The proposal for Residential Layout with an extent of
4.67 Acres (or) 18900.00 Sq.m in S.F. No: 15/1B,2 – Alavaipatti Village/Panchayat –Vennadur Panchayat Union – Rasipuram
Taluk – Namakkal District -Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant M/s. NAMAKKAL SHRI MURUGAVEL DEVELOPERS PRIVATE LIMITED Represented by its Directors P.Sekar,
K.Palanivel,S.Thamaraiselvan and T.Ponnuvel, Rasipuram Taluk, Namakkal
District Application Ref No: R8Z0FJX6 (F.No.21755), Dated. 20.01.2024.
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. E4/17767/2023, Dated:09.01.2024 (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/R8Z0FJX6/21755/2024 (Road pattern issued on

dated: 05.02.2024)
6. Applicant M/s. NAMAKKAL SHRI MURUGAVEL DEVELOPERS PRIVATE LIMITED Represented by its Directors P.Sekar,
K.Palanivel,S.Thamaraiselvan and T.Ponnuvel, Rasipuram Taluk, Namakkal
District Application Ref No: R8Z0FJX6 (F.No.21755), (Gift deed document No:821/2024 & 822/2024 (LOCAL BODY)
&(TANGEDCO), Dated:09.02.2024).
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.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: 15.02.2024 (requiring payment of Centage Fee).
15. Applicant M/s. NAMAKKAL SHRI MURUGAVEL DEVELOPERS PRIVATE LIMITED Represented by its Directors P.Sekar,
K.Palanivel,S.Thamaraiselvan and T.Ponnuvel, Rasipuram Taluk, Namakkal
District Application Ref No: R8Z0FJX6 (F.No.21755), Dated.15.02.2024 (Payment of 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:

The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after
perusing the records and after conducting inspection the
applicant was directed to handover the portion of land earmarked for roads, Park public purposes meant for local body and
TANGEDCO vide under reference 5th cited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of
charges such as Centage charges vide under reference 15th cited
above, the Technical Concurrence is issued to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO:37/2024. The approved layout Plan is enclosed herewith
for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to the Panchayat
President, Alavaipatti Panchayat and it has been forwarded with it
for further action.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.9 (b).

3. After the approval of the local body, It is requested to send the approved residential layout map to the concerned
registration department office and land survey department for
information and appropriate action

4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.

5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in
Tamilnilam website Special Conditions.

6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the
respective rules.

Special Conditions:
As per the directions reference under 10th cited and as per the provisions stipulated in Rule

47(11) of TNCDBR – 2019 vide
reference under 08th cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees
towards the cost of laying improvements to the system in respect
of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned
namely, the local body and TANGEDCO, in the case of corporation
and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant
has laid tar road, provided other amenities such as storm
water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local
body in the case of other than corporation/municipalities.

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of
earmarked road S.F.No sub-division in favour concern local
body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil Nadu Real Estate (Regulation &
Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any
manner any plot, apartment or building, as the case may be, in
any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has
requested to follow the protocols as per instruction given by
TNRERA

4. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed scrupulously

5. 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 fee for each
plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before
issuing the final approval

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes –
800 other Receipts - AS Receipts under Land Use Conversion Charges-
27 Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)

6. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not legally certified the title to the ownership
by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the
documents submitted with the applicant's application (lease deed,
sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the
applicant. Also, if anyone else dispute arises individual rights
over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not
the right organization to decide this.

7. The Owner (or) Developer (or) promoter sells Economically weaker section plots only for this purpose. Amalgamation
shall be permissible in those case of EWS Plots is areas other
than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning parameters of EWS
areas shall not apply.

8. If a Low Voltage power line is laid through the plots, the line should be shifted to the edge of the Road.

9. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs. 28350/- dt.22.01.2024.
Centage Charges : Rs.22500/- dt.15.02.2024

Layout Conditions

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further

subdivision of the plot contrary to the
Layout Plan approved by the District Town and Country
Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
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 two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public purposes. Also, only in those places where
the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 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 on the 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 road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the
applicant should be obtained permission 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 arises regarding 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 be permanently published at the entrance of
the layout without any change / release fir public view through a 6’ x 4’ permanent Display board along with the details 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 can be asserted on the ground that
subdivision has been approved where there is no actual title 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 situation where the Planning Permission /
Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be
cancelled by the District Town and Country Planning Office
without 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 the purchasers while selling plots for sale.

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.