

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter

Roc No: 1/2024

Date: 1/31/24 5:56 PM

From:

Village Panchayat

85 Goundampalayam

To :

Thiru.M.Sakthivel & 4 Other's,
3/220,Avinasikadu,
Karuveppampatti,
Tiruchengodetaluk,
Namakkal - 637304.

Online Application Number:

S0JHP1NL

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Namakkal District, Elachipalayam Panchayat Union, 67 Kavundampalayam @ Kumarapalayam Village & Panchayat acknowledging and Approving "VETRI VELAN NAGAR-I" in SF.No: 124/2A3, 2B4, 125/1C1B, 2.25 Acre extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

Ref:

1. Applicant Thiru.M.Sakthivel & 4 Other's Application Date: 27.12.2023.

Body:

Order:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning

Special conditions and Technical clearance from the Local Authority.

Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Namakkal District, the

1. Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the Layout

Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 91.58sq.m and Roads area of 2092.68sq.m are donated to the 67 Kavundampalayam @ Kumarapalayam Village & Panchayat with the document no: 10349/2023 dated: 15.12.2023 registered at the Tiruchengode Sub registrar Office.

2. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.15,000/- (Rupees Fifteen Thousand Rupees Only) has been paid by the Applicant towards Indian Overseas Bank, Receipt No: 439526625046, Dated: 29.01.2024 and the bank Receipt has been handed over to the 67 Kavundampalayam @ Kumarapalayam Village & Panchayat by the Applicant.

3. The fees/charges collected from the applicant are as follows: Layout approval fees :42,000/-
Dt.31.01.2024
Layout inspection fees:1000/- Dt.31.01.2024

Therefore, Subject to Specific Conditions, Namakkal District, Elachipalayam Panchayat Union, 67 Kavundampalayam @ Kumarapalayam Village and Panchayat, SF.No:124/2A3, 2B4, 125/1C1, of 2.25 acres extent of "VETRI VELAN NAGAR-I", It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Namakkal District, Deputy Director (Incharge), District Town and Country Planning Department, ROC No. NKL/S0JHP1NL /19323/ 2023/ TCP Dated: 27.12.2023 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL No- 424/2023

All the Special conditions mentioned must be strictly followed.

Copy to:

1. Deputy Director (Incharge),Town and Country Planning Department (Planning Permission),D.no –

6/12,17, Paramathi Road (South Division), Namakkal District, Namakkal – 637001



Village

Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2024.01.31 17:56:52



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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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