

RE

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Layout Application - Final Approval Letter



Roc No: 01/2024-2025/LA

Date: 6/15/24 3:04 PM

From:

Village Panchayat

SINGALANDAPURAM

To :

DESI CHETTIYAR A
5/36, DHASA STREET,
Rasipuram (Po)
Rasipuram(Tk),Namakkal (Dt)-637408

Online Application Number:

OHBKQIBP

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal –Application received for the approval of Layout -
Comprised in S.No: 348/2A1B of Singalandapuram Village / Panchayat – Rasipuram Panchayat Union /Taluk– Namakkal District -
Site Extent – 0.60 Acre (2430.00 Sq.m) –Final Permission issued - Reg

Ref :

1. Applicant Mr. Desi Chettiyar.A, Namakkal District, Layout Proposal received through online vide reference No: OHBKQIBP / 2023, dated:04.10.2023.
2. The Assistant Director, Namakkal District Town and Country Planning office Inspection Report of Online Application No. OHBKQIBP / 2023, Dated: 11.10.2023.
3. Joint Director Agriculture department, Namakkal vide Letter No: K.Dis. E4/12810/2023, Dated:27.09.2023. (Dry Land NOC Letter)
4. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
5. Directorate of Town and Country Planning, Chennai vide Letter Online Application No. OHBKQIBP / 2023/TCP4, dated: 24.01.2024 (Road pattern issued)
6. Applicant Mr. Desi Chettiyar .A, Namakkal District, Layout Proposal received through online vide reference No: OHBKQIBP / 2023, Gift Deed Document No.800/2024 (Local Body) &

799/2024(TANGEDCO), Dated:08.02.2024.

7. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
9. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
12. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
13. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
15. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
16. Assistant Director, District Town and Country Planning Office vide Letter No: OHBKQIBP / 2023, Dated:14.03.2024 (Requiring of Centage Fee).
17. Applicant Mr. Desi Chettiyar .A, Namakkal District, Layout Proposal received through online vide reference No: OHBKQIBP / 2023, Dated. 14.03.2024 (Payment of Centage Fee).
18. 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.
19. Assistant Engineer, Highways B & M, Rasipuram, Letter Roc. No. 18/23/2E, Dated:- 01.08.2023.
20. Applicant Payment of 3% Market Value Charges Rs.12000/- Payed On Transaction ID: c86d7ec0-8c09-40e4-9718-2ded6e8aeadbf Dated. 15.05.2024

Body:

1. Namakkal District Rasipuram Panchayat Union Singalandapuram Panchayat Survey No. 348/2A1B For Final Approval Of 0.60 Acres Of Land Layout Proposal Received Based On 1st Cited Online Application Processed As Per Prevailing Rules Assistant Director Department Of Town And Country Planning Plan Approval ROC No. OHBKQIBP/ 2023/2024/TCP Dated: 27.03.2024 Final Approval For The Layout Is Given Subject To The Special Conditions Mentioned And The Following General Conditions.
2. The Public Allotments And Roads In This Land Required By The Concerned Local Bodies Under Other Provisions Of The Applicant Have Been Registered And Given To The Panchayat. Name Of Panchayat President, Singalandapuram At Rasipuram Sub-Registrar Office Document No. 800/2024 Dated 08.02.2024 Vide Reference No-6. Also Singalandapuram Panchayat Council Resolution No.(1)738 Dated 20.02.2024 Has Been Approved For Obtaining Mend Bond In Gift Deed
- 3.Further, 3% Rs.12000/-Of The Market Value Of The Land Has Been Paid To The Appropriate Government Title As Per View No.20.(Transaction No. c86d7ec0-8c09-40e4-9718-2ded6e8aeadbf Dated-15.05.2024) Based On This Final Approval Is Given.
4. According To Section 79 Of The Urban Development Act, 1971 (Act 35-1972) Any Person Aggrieved By Any Order Or Resolution Under Section 49 Or 64(1) May Appeal To The Director Of Department Of Town And Country Planning /Government Within Two Months From The Date Of The Order.
5. Assistant Director, Department Of Town And Country Planning, Namakkal After Granting The Project Permission, If The Applicant Has Submitted Wrong Information To Get The Project Permission Or Has Failed To Follow The Correct Procedures According To The Law, The Project Permission Will Be Canceled Based On The Above Reason.
6. Assistant Director Namakkal District Department Of Town And Country Planning Office Final Approval Will Be Canceled If Any Errors Are Found In The Unobstructed Evidence To Be Obtained From Other Departments Mentioned In The Project Approval.
7. The Conditions Mentioned In The Plot Plan For Which The Technical Permission Has Been Granted Must Be Fulfilled.
8. A Copy Of The Plan Sanctioned Drawing Shall Be Kept On Visible Display In Front Of The Plot At All Times. Roads Constructed In Housing Units Should Remain In Their Current

Condition And No Minor Changes Should Be Made.

9. The Details Of Plot Sizes Divided In The Plot Map Should Not Be Altered Without Permission.

10. Allotments Should Be Used For Construction Of Houses Only. No Dangerous And Obnoxious Factories Are Allowed.

11. Any Difference In The Rates Paid By The Applicant Shall Be Paid By The Applicant As Soon As The Fee Is Found To Be Due.

12. Roads And Public Allotment Land Entrusted To The Panchayat Should Be Subdivided In The Name Of The Panchayat Council President.

13. The Applicant Shall Be Fully Liable For Civil Suits Arising Out Of Deeds And Transfers Of Land.



Village

Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2024.06.15 15:04:49



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.

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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
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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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