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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01- 226268/2024-2025

Date: 6/17/24 6:12 PM

From:

Village Panchayat

Vattur

To :

M/S. SURESHKUMAR, GOWTHAMRAJ, SINGARAVELU AND MOHANASUNDARI,
DOOR NO: 10/31 MARIKADU,
VATTUR,
TIRUCHENGODE,
NAMAKKAL DISTRICT -637205.

Online Application Number: M02RG9YG

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- Vattur Village & Panchayat - The proposal for Residential Layout with an extent of
3.20 Acres (or) 12952,00 Sq.m in bearing S.F.No: 155 /1A2, 1B3, 1C, 1D1, 2B– Vattur Panchayat/village-Tiruchengode
Panchayat Union/Taluk- Namakkal District- " SENTHUR NAGAR" - Final Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant M/s. SURESHKUMAR, GOWTHAMRAJ, SINGARAVELU and MOHANASUNDARI, Tiruchengode Taluk, Namakkal
District, Application Ref No: M02RG9YG
(F.No.21770), 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.No: E4/17327/2023, Dated:11.01.2024 (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/ M02RG9YG/21770/2024 (Road pattern issued on
dated: 19.02.2024)
6. Applicant M/s. SURESHKUMAR, GOWTHAMRAJ, SINGARAVELU and MOHANASUNDARI, Tiruchengode Taluk, Namakkal

District, Application Ref No: M02RG9YG
(F.No.21770), (Gift deed document No:2257/2024 & 2258/2024 ((LOCAL BODY) & (TANGEDCO)), Dated: 14.03.2024).
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:18.03.2024 (requiring payment of Centage Fee).
15. Applicant M/s. SURESHKUMAR, GOWTHAMRAJ, SINGARAVELU and MOHANASUNDARI, Tiruchengode Taluk, Namakkal
District, Application Ref No: M02RG9YG
(F.No.21770), Dated. 19.03.2024 (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.
17. The Block Development Officer, Tiruchengode Panchayat Union vide Letter Roc No:32/2024/T3, Dated:12.02.2024.
Ref :
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.

Body:

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)

1. Layout Approval Fees - Rs. 48,000/-

2. Layout Inspection Fees - Rs. 58,000/-

Signature valid
*Signed by: Village Panchayat President*
*Location:Namakkal*
*Date:2024.06.17 18:12:24*
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

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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.