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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026-2027/ Thattankuttai

Date: 4/2/26 6:37 PM

From:

Village Panchayat

Thattankuttai

To :

M/s. JAI GARDEN
No.35A/2,K.R.P.A.D Road,
1st Cross Street, Pallipalayam,
KumarapalayamTaluk,
Namakkal -638006.

Online Application Number: ODGD78R5

Sir/ Madam,

Sub :

Residential Layout - The proposal for Residential Layout with an extent of 2.7520 Acres (or) 11145.00Sq.mt in S.F.No:434/1B,1E, –Kumarapalayam Amani Village &Thattankuttai Panchayat–Pallipalayam Panchayat Union– KumarapalayamTaluk - Namakkal District- Final Approval issued – forwarded for further action -Reg

Ref :

1. Applicant M/s. JAI GARDEN, Namakkal District Online Application ROC No:ODGD78R5/47097/2025/TCP, Dated.02.07.2025.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. 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.
6. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
7. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
8. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

Body:

Order:

1. In the letter from the Assistant Director Town and Country Planning Department (Planning Permission), Namakkal District, issued to Namakkal District, Kumarapalayam Taluk, Kumarapalayam Amani Village & Thattankuttai Panchayat – Pallipalayam Panchayat Union and Approving to an extent of 2.7520 Acre (or) 11145.00 Sq.mt in S.F.No:434/1B,1E, Residential Layout. The technical Clearance / Concurrence / planning permission is issued to the above mentioned Residential layout and the approval no is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT NO.165/2025 subject to special conditions and technical clearance from the local authority.

2. The fees/charges collected from the applicant are as follows:
Layout approval fees :Rs.165000/- Dt.06.03.2026
Layout Inspection fees :Rs. 57000/- Dt.06.03.2026
3% Land Conversion Charge : Rs.437000/- Dt.27.03.2026

Therefore, Subject to Specific Conditions, Namakkal District, Kumarapalayam Taluk, Kumarapalayam Amani Village & Thattankuttai Panchayat – Pallipalayam Panchayat Union and Approving to an extent of 2.7520 Acres (or) 11145.00 Sq.mt in S.F.No:434/1B, 1E. It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:
1. Namakkal District, Assistant Director, District Town and Country Planning Department, ROC No: ODGD78R5/47097/2025/TCP, Dated 02.07.2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission issued number: SWP/DTCP/NAMAKKAL / LAYOUT No–165/2025
2. Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
3. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Promoter should be provide basic infrastructure within 45 days. If not provide order is cancelled.
5. Details of allotments of plots for which technical approval has been granted:
1) Total layout area : 2.7520 Acres (or) 11145.00Sq.mt
2) No of plots : 57

6. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.

7. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
8. Every plot deed registration should be accompanied by a copy of this layout approval map.
9. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
10. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
11. Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.
12. It is also informed that any violation of the above conditions will result in the

ThattankuttaiPanchayat,
Pallipalayam Union.

Copy to:

1. Assistant Director, Town and Country Planning Department (Planning Permission), Namakkal.
2. The Sub Registrar, Office of the Sub Registrar, Kumarapalayam, Namakkal District
3. The Assistant Director, Department of Land survey and Records, Namakkal District.
4. The Chairman, TNRERA, Chennai.
5. The Panchayat Secretary,Thattankuttai Village Panchayat office, PallipalayamUnion.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2026.04.02 18:37:20

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

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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

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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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