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Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 10/26/24 1:22 PM

From:

Village Panchayat

Thathayangarpatti

To :

Mr.P.Prabhakaran,
S/o.Palanisamy,
2/96-1, Manjavaaipudhur, Aniyar,
Velagoundampatti,
Namakkal-637212

Online Application Number: PV7HUN01

Sir/ Madam,

Sub :

Residential Layout-Village panchayat, Thathaiyangarpatti, Namakkal- The proposal for Residential Layout with an extent of 1.23 Acres (or) 5000.00 Sq.m in S.F.No:135/4–Thathayangarpatti Village & Panchayat – Puduchatram Panchayat Union –Namakkal Taluk - Namakkal District-final approval - Reg.

Ref :

1. Applicant Mr.P.Prabhakaran, Namakkal District Online Application Ref No: PV7HUN01 (F.No. 35885), Dated.09.10.2024.
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. E4/9334/2024 [MEV0GRKO-12268], Dated:07.10.2024.(Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/ PV7HUN01/35885/2024/TCP (Road pattern issued on dated: 15.10.2024).
6. Applicant Mr.P.Prabhakaran, Namakkal District Online Application Ref No: PV7HUN01 (F.No. 35885), Gift deed document No: 3697/2024 (LOCAL BODY) & 3696/2024 (TANGEDCO), Dated: 16.10.2024.
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. 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.
15. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II,
Section 2,
Dated. 10.07.2024].
16. Demand payment Request Letter, Dated: 15.10.2024 & 21.10.2024. (Requiring payment of OSR Charge, Centage Fee ,
Development Charge & Sub
Division Charges).
17. Applicant Mr.P.Prabhakaran, Namakkal District Online Application Ref No: PV7HUN01 (F.No. 35885), Dated.18.10.2024 &
21.10.2024. (payment of OSR
Charge, Centage Fee, Development Charge & Sub Division Charges).
Ref :
18. The Block Development Officer, Puduchatram vide letter Roc.No.204/2024/T1, Dated.30.09.2024.
19. The Deputy Director, Town & Country Planning Office,Salem District vide letter Roc.No.7466/2016 SR3, Dated.10.09.2019.
20. The Panchayat President, Thathayangarpatti vide letter Roc.No.01/2021, Dated.11.10.2021.
21. The Block Development Officer, Puduchatram vide letter Roc.No.2875/2019/T5, Dated.13.10.2021.
22.District Town and Country Planning Office, Namakkal SWP/DTCP/NAMAKKAL/LAYOUT NO: 268/2024 dt 22.10.2024
23. Local Body Demand Generation payment received on 26.10.2024.

Body:

1. Namakkal District ,Puduchatram Union, Thathaiyangarpatti Panchayat, Survey No: 135/4 For Final Approval of 1.23 Acres (or) 5000.00 Sq.m 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. NKL/ PV7HUN01/35885/2024/TCP Dated: 09.10.2024 Final Approval For The Layout Is Given Subject To The Special Conditions Mentioned And The Following General Conditions.
2. Further, Centage Charges Has Been Paid To The Appropriate Government Title As Per View No.19. Based On This Final Approval Is Given.
3. 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.
4. Assistant Director, Department Of Town And Country Planning, Namakkal After Granting The Project Permission, If The Applicant Has Submitted Wrong Information To Get The Planning Permission Or Has Failed To Follow The Correct Procedures According To The Law, The Planning Permission Will Be

Canceled Based On The Above Reason.
5. Assistant Director, Department Of Town And Country Planning, Namakkal District 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.
6. The Conditions Mentioned In The Plot Plan For Which The Technical Permission Has Been Granted Must Be Fulfilled.
7. 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.
8. The Details Of Plot Sizes Divided In The Plot Map Should Not Be Altered Without Permission.
9. Allotments Should Be Used For Construction Of Houses Only. No Dangerous And Obnoxious Factories Are Allowed.
12. 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.
13. Roads And Public Allotment Land Entrusted To The Panchayat Should Be Subdivided In The Name Of The Panchayat of President.
14. The Applicant Shall Be Fully Liable For Civil Suits Arising Out Of Deeds And Transfers Of Land.
15. Subject To Conditions As Per Panchayat Council Resolution No-371(54) Dated 14.06.2024, The Resolution Is Passed And Approval Is Given To Grant Final Approval To The Layout.
16. Final approval is given to the layout subject to the given conditions
*It Is Also Informed That Violation Of The Above Conditions Will Result In Cancellation Of Layout Approval.

Copy To:
1.Assistant Director, District Town and Country Planning (DTCP), Namakkal.
2.Block Development Officer (VP), Pudhuchatram Block, Namakkal(Dt)
3:Sub registrar, Pudhuchatram sub register office, Namakkal.

Village



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Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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