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Layout Application - Final Approval Letter

Roc No: 14/2024-25 Date: 3/6/25 7:30 PM

From:

Village Panchayat

VAGURAMPATTI Panchayat Office
vagurampatti

To :

P RANGARAJAN
3/94,Pusaripatti,Paramathivelur,
Namakkal,637213

Online Application Number: C6YYV2TS

Sir/ Madam,

Sub :

Residential Subdivision -District Town and Country Planning Office, Namakkal- The proposal for Residential Subdivision with an
extent of 0.3350 acres or 1361.00 sqm in S.No. 28/2A1C of Vagurampatti Village - Namakkal Corporation (Non-Planning Area) &
Taluk- Namakkal District- Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant Mr. P Rangarajan, Namakkal District, Online Application Ref No: C6YYV2TS (F.No.36833), Dated: 28.10.2024.
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. E4/9335/2024, Dated: 18.10.2024 [8SHMMJIX-12277] (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/ C6YYV2TS/36833/2024/TCP (Road pattern
issued on dated:
24.12.2024)
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
10. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
13. 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.
14. 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].
15. The Assistant Director, Directorate of Town & Country Planning Office, Namakkal District vide letter Roc.No.NKL/24DR5BR7/5890/22/TCP, Dated.26.11.2022.
16. The Sub Registrar, Namakkal Joint II Sub Registrar Office vide letter Roc.No.412/2024, Dated.12.11.2024.
17. Demand payment Request Letter, Dated: 24.12.2024 & 25.12.2024. (requiring payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

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 fees for each plots. And under rule 9 concerned local body should collect the 3% Market Value as Land conversion Charges.
All charges are paid and the local body final approval order issued.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.03.06 19:30:57



our services doesn't just end there

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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