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Layout Application - Final Approval Letter

Roc No: 01/2024

Date: 12/16/24 6:28 PM

From:

Village Panchayat

Pudupuliampatti

To :

Mr.R.C.Thangavelu and Three others
14/29-32, Rajagoundampalayam Street No.7,
Tiruchengode,
Namakkal-637 209.

Online Application Number: PSSOX2IL

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal - The proposal for Residential Layout with an extent of 1.40 Acres (or) 5666.00 Sq.m in S.F. No: 173/2B1– Puthupuliyampatti Village & Panchayat / Tiruchengode Panchayat Union - Tiruchengode Taluk –Namakkal District -Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr. R.C.Thangavelu and Three Others, Namakkal District Online Application Ref No: PSSOX2IL (F.No. 34618), Dated.25.11.2024.
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. E4/11062/2024, Dated:20.11.2024.(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/ PSSOX2IL/34618/2024/TCP (Road pattern issued on dated: 10.12.2024).
6. Applicants Mr. R.C.Thangavelu and Three Others, Namakkal District Online Application Ref No: PSSOX2IL (F.No. 34618), Gift deed document No:10580/2024 (LOCAL BODY) & 10579/2024 (TANGEDCO), Dated: 12.12.2024.
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.G.O.(Ms).No.58 Housing Urban Developement [UD4(1)] Department, Dated: 05.03.2024
17. Demand payment Request Letter, Dated: 10.12.2024 & 13.12.2024. (requiring payment of OSR Charge, Centage Fee ,Development Charge & SubDivision Charges).
18. Applicants Mr. R.C.Thangavelu and Three Others, Namakkal District Online Application Ref No: PSSOX2IL (F.No. 34618), Dated. 13.12.2024. (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 non-planned area rule 3 it has been request collect Rs.1000 as scrutiny fee for each plots. And under rule 6 concerned local body should collect the 3 % Market Land Value as Land conversion all charges paid, the local body final order issued.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.12.16 18:28:35



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

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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.



empowering your real estate decisions with smart tools

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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