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Layout Application - Final Approval Letter

Roc No: 01/2025-2026/LA

Date: 5/19/25 2:09 PM

From:

Village Panchayat

GOUNDAMPALAYAM

To :

S GOKULSUDHARSHAN
S/O.SHANMUGASUNDARAM,
5/392.KONGU NAGAR, ANDAGALORE GATE,
RASIPURAM(TK),NAMAKKAL(DT)-637401

Online Application Number: AGJ6UBBA

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 1.50 Acres (or) 6100.00 Sq.m in S.F.No: .65/5 – Rasipuram Village - Goundampalayam Panchayat– Rasipuram Panchayat Union -Rasipuram Taluk - Final Approvel - Reg.

Ref :

1. Applicant Mr.S.Gokulsudharshan, Namakkal District Online Application Ref No: AGJ6UBBA (F.No. 41898), Dated.04.02.2025.
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. E4/659/2025,Dated:29.01.2025.[OOWGE85T-19392].(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/AGJ6UBBA/41898/2025/TCP (Road pattern issued on dated: 08.03.2025).
6. Applicant Mr.S.Gokulsudharshan, Namakkal District Online Application Ref No: AGJ6UBBA (F.No. 41898), Gift deed document No: 1510/2025 (LOCAL BODY) & 1511/2025 (TANGEDCO), Dated:08.03.2025.
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.01, Rural Development & panchayat Raj (PR-1) Department, Dated: 06.01.2025.
17. The Block Development Officer, Rasipuram BDO Office vide letter Roc.No.2405/2024/T1,Dated.14.02.2025.
18. The Tahsildhar, Rasipuram Office vide letter K.Dis.No.1747/25/B1, Dated.28.02.2025.
19. Demand payment Request Letter, Dated: 08.03.2025 &11.03.2025. (requiring payment of OSR Ref : Charge, Centage Fee , Development Charge & Sub Division Charges).
20. Applicant Mr.S.Gokulsudharshan, Namakkal District Online Application Ref No: AGJ6UBBA (F.No. 41898), Dated.10.03.205 & 12.03.2025. (payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).
21. Applicant Mr.S.Gokulsudharshan, Has Been Paid To The Appropriate Government Head As (Transaction No. 86c6a053-219b-423a-a61d-13639ad6829c Dated-15.05.2025) (payment of 3% Market Value of Land Aquisition Fess, and Centage Fee and Inspection Fees).

Body:

1.Namakkal District Rasipuram Panchayat Union Goundampalayam Panchayat Survey No: 65/5 For Final Approval Of 1.50 Acres (or) 6100.00 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/AGJ6UBBA/41898/2025/TCP Dated: 13.03.2025 Final Approval For The Layout Is Given Subject To The Special Conditions Mentioned And The Following General Conditions.

2.The Public Allotments And Roads In This Land Required By The Concerned Local Bodies Under Other Provisions Of The Applicant Have Been Registered And Given To The Panchayat. The President, Goundampalayam At Rasipuram Sub-Registrar Office Document No. 1510/2025 Dated 08.03.2025 Vide Reference No-6.

3.Further, 3% Of The Market Value of The Land and Approvel Charges Has Been Paid To The Appropriate Government Head As Per View No.21.(Transaction No. 86c6a053-219b-423a-a61d-13639ad6829c Dated-15.05.2025) Based On This Final Approval Is Given.

4.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.

5.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 Cancelled Based On The Above Reason.

6.Assistant Director, Department Of Town And Country Planning, Namakkal District Office, Final Approval Will Be Cancelled If Any Errors Are Found In The Unobstructed Evidence To Be Obtained From Other Departments Mentioned In The Project Approval.

7.The Conditions Mentioned In The Plot Plan For Which The Technical Permission Has Been Granted Must Be Fulfilled.

8.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.

9. The Details Of Plot Sizes Divided In The Plot Map Should Not Be Altered Without Permission.

10.Allotments Should Be Used For Construction Of Houses Only. No Dangerous And Obnoxious Factories Are Allowed.

11.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

12.Roads And Public Allotment Land Entrusted To The Panchayat Should Be Subdivided In The Name Of The Panchayat of President.

13.The Applicant Shall Be Fully Liable For Civil Suits Arising Out Of Deeds And Transfers Of Land.

14. Subject To Conditions As Per Panchayat Council Resolution No-1093 Dated 06.12.2024, The Resolution Is Passed And Approval Is Given To Grant Final Approval To The Layout.

*It Is Also Informed That Violation Of The Above Conditions Will Result In Cancellation Of Layout Approval.

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.



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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We're honored to be part of your real estate journey

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hello@verified.realestate
+91 9996 12 9996
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