Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Town and Country Planning Department(Planning Permission)

Door No.6/1217, Paramathi Road (South Side),
Namakkal -637001.

ROC No. NKL /QWB4T0NC/8633 / 2022 / TCP Date : 02/05/2023

From:

Joint Director / Deputy Director / Assistant Director

Door No.6/1217, Paramathi Road (South Side),
Namakkal -637001.

To :

The Executive Officer,
Namagiripettai Town Panchayat,
Rasipuram Taluk,
Namakkal District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning - Namakkal District- RasipuramTaluk – Namagiripettai Town Panchayt – Vellakkalpatti Village- S.F.No: 71/2A2 at an extent of 1.00 Acres or 4050.00Sq.m- Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant MR.E VIVEKANANTH, Letter Dated:26.01.2023.
2. District Town and country planning Office, Namakkal District Letter No:NKL /QWB4T0NC/8633/2023(Road pattern issued on dated:13.04.2023).
3. Joint Director Agriculture department, Letter No:4/16969/2022, Dated:17.12.2022
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicant MR.E VIVEKANANTH, Letter dated:18.04.2023(Gift deed document No.971/2023(LOCAL BODY)and 970/2023(TANGEDCO), dated:
18.04.2023).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and WaterSupply,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, Housing and Urban Development Department, Dated: 09.12.2020
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. Demand payment Request Letter, Dated: 13.04.2023 and 28.04.2023 (Requiring payment of OSR Fees and Centage Fee).
15. Applicant MR.E VIVEKANANTH, Dated:18.04.2023and 28.04.2023 (Payment of OSR Fees andCentage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Namakkal District, RasipuramTaluk,Namagiripettai Town Panchayt,Vellakkalpatti Village, S.F.No: 71/2A2 at an extent of 1.00 Acres or 4050.00Sq.mforwarded to
Assistant Director of Town and Country Planning, Namakkal for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential has been issued by the Assistant Director, Namakkal
District Town and Country Planning on 20.04.2023. Further the Applicant MR.E VIVEKANANTH, has submitted the gift deed for the road, road
splay and Parkareas has been handed over to The Executive Officer, Namagiripettai Town Panchayton 18.04.2023(Gift Deed No:971/2023)&
for TANGEDCO Gift Deed document No:970/2023, Dated: 18.04.2023. Further the applicant has paid the Centage Charge on28.04.2023.
Hence, this residential layout given approval with below conditions.

1. As per the condition, the layout has been approved and approved number issued asSWP/DTCP/NAMAKKAL/LAYOUT NO:156/2023 and
enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately.

3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.

4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam
website Special Conditions

Special Conditions

1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicant after
collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the
applicant directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority
along with the permit of local body to the applicant directly, only after ensuring that the applicant lays tar roads, provide other amenities like
storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by
the local body

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked
road, PP-1 areas S.F.No sub-division in favour concern local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the
Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite
persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after
registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given
by TNRERA

4. 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 fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as
Land conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27
Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department
has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant entitlement to
development is verified in the documents submitted with the applicant application (lease deed, sale deed, gift deed, etc.,) Any person wishing

to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual
rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the
right organization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:
I) Scrutiny Charge - Rs.6075/- dated:03.02.2023
II) OSR Charge – Rs.32089/- dated.18.04.2023.
III) Centage Charge- Rs.6900/- dated:28.04.2023.

Enclosure:
Layout Original Map and Condition - 2 SETS

COPY TO:-
1. MR.E VIVEKANANTH,
S/O.ELAYAPPAN,
CHENNAGIRI,
SALEM SOUTH,
SALEM – 637 501 - 1 SET

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No:1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai- 600 008 - 1 SET

3. Sub-Registrar,
NamagiripettaiRegister Office,
Namakkal District. - 1 SET

4. Assistant Director,
Survey Land Records,
Namakkal District. - 1 SET

5. Tashildar,
RasipuramTaluk,
Namakkal District. - 1 SET

6. Superintendent Engineering,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Namakkal Electricity Distribution Circle,
NamakkalDistrict. - 1 SET

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6075	03/02/2023
2	OSR Fee	32089	18/04/2023
3	Centage Charges	6900.00	28/04/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Namakkal District.

Enclosure

1.Layout original map and Condition – 2 set



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.



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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate