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Layout Application - Final Approval Letter

Roc No: Sendamangalam Roc. No.114/2024, Date.17.03.2025

Date: 3/17/25 11:46 AM

From:

Executive officer

124,Perumal Kovil Ottar Street,Near New Busstand,
Sendamangalam,Sendamangalam(Tk),Namakkal(Dt),637409

To :

Thiruvalar. P.Ramesh S/o. Palanisamy, Gandhipuram East , Sendamangalam, Namakkal – 637409

Online Application Number: 0RS58H4J

Sir/ Madam,

Sub :

Residential Layout – Namakkal District, Sendamangalam Taluk, Sendamangalam Town Panchayat, Sendamangalam Village, Ward No.06, Gandhipuram East, R.S.No. 97/23 of 1.35 acres or 5450 sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by SendamangalamTown Panchayat

Ref :

Thiruvalar. P.Ramesh S/o. Palanisamy, Sendamangalam, Namakkal – 637409. theirs (Online) Application No.ORS58H4J, Dated:16.05.2024
Proceeding of Namakkal District Deputy Director of Town and Country Planning Roc No. NKL/ORS58H4J/27513/2024/TCP, Dated:13.06.2024
Gift deed to Sendamangalam Town Panchayat as Register No.1/2300/2024, Dt:06.06.2024 at Sendamangalam Register Office.
Sendamangalam Town Panchayat Resolution No.205/2024, Date:29.07.2024
Other Relating Documents.

Body:

Order

applicant sought permission from the Town Panchayat to set up a plot in the area. Thiruvalar. P.Ramesh S/o. Palanisamy, Sendamangalam, Namakkal – 637409 (Online) Application No. ORS58H4J, Dated:16.05.2024 applied through the website, and according to the letter of the Deputy Director of Urban Development, District Urban Development Office, Namakkal, they were informed to hand over the land belonging to the Town Panchayat through the settlement documents. Documents have been handed over to the Town Panchayat. Based on that, in the letter of Deputy Director of Namakkal Urban Development Ward No.06, Gandhipuram East Street, Survey No. 97/23 of 1.35 acres or 5450 sq.m. Technical Approval No. SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL NO.156/2024 has been given for dividing the plot into 13 plots in the area, and the road and public allotment have been handed over to the Sendamangalam Town Panchayat in this plot. Borough Council Resolution No.205/2024, Dt:29.07.2024 to grant final approval for subdivision. Accordingly the Applicant was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given.

Conditions

1. Final approval is granted subject to special conditions and plot conditions as found in Annexure.

2. Any land owned by the Municipal Corporation and other Government Departments shall not be include in

technical approval for this plot, the technical approval given to this plot will be cancelled by the Director of Urban Development without any prior notice.

20. A copy of the plot map shall be provided by the petitioner to each purchaser of the plot in the approved

Executive officer



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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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