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Layout Application - Final Approval Letter

Roc No: 476-2024-A1

Date: 12/17/24 2:31 PM

From:

Executive officer

312/175,Attur Main Road,Namagiripettai,Rasipuram(Tk),Namakkal(Dt),637406

To :

A. Sadasivam S/o. Ayyamperumal, D.No.11E-27, Chairman Subramaniyam Nagar, S.S Salai, Rasipuram - 637408

Online Application Number: G9KVSWJU

Sir/ Madam,

Sub :

Residential Layout - Namakkal District - Rasipuram Taluk - Namagiripettai Town Panchayat - Ward No.2 Vellakkalpatty Village - SF.No.46/6C of 3.4575 acres or 14000.00 sq.m - Residential Planning approval has been granted for the proposed - residential Layout in the area - Regarding final approval by Namagiripettai Town Panchayat

Ref :

1. Mr.A.Sadasivam S/o.Ayyamperumal, D.No.11E-27, Chairman Subramaniyam Nagar, S.S.Salai, Rasipuram (Tk), Namakkal (Dt) – 637 408, theirs (Online) Application No.G9KVSWJU, Dated:14.02.2024.
2. Proceeding of Namakkal District Deputy Director of Town and Country Planning Roc No. NKL/G9KVSWJU/23043/2024/TCP, Dated:15.04.2024, Approval No.SWP/DTCP/NAMAKKAL/LAYOUT No: 100/2024.
3.Gift deed to Namagiripettai Town Panchayat as Register No.694/2024, Dt:27.03.2024 at Namagiripettai Register Office.
4.Namagiripettai Town Panchayat Resolution No.384(6), Date: 25.09.2024.
5.Other Relating Documents.

Body:

Order :

Namakkal District, Rasipuram Taluk, Namagiripettai Town Panchayat, Ward No.2,

Vellakkalpatty Village, S.No. 46/6C of 3.4575 acres or 14000.00 sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the area. Mr.A.Sadasivam S/o.Ayyamperumal, D.No.11E-27, Chairman Subramaniyam Nagar, S.S.Salai, Rasipuram (Tk), Namakkal (Dt) – 637 408.Theirs (Online) Application No.G9KVSWJU, Dated:14.02.2024, 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.2, Vellakkalpatty Village, S.No. 46/6C of 3.4575 acres or 14000.00 sq.m Technical Approval No.SWP/DTCP/NAMAKKAL/LAYOUT No: 100/2024 has been given for dividing the plot into 88 plots in the area, the road and public allotment have been handed over to the Namagiripettai Town Panchayat in this plot. Namagiripettai Town Panchayat Resolution No.384(6), Date: 25.09.2024 to grant final approval for subdivision. Accordingly the petitioner 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 Town Panchayat and other Government Departments shall not be include in this

Department dated as on 20.09.2002, technical approval has been given for this subdivision on the

certification that the local authority is fully satisfied with the land title.

Executive officer



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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