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Layout Application - Final Approval Letter

Roc No: 0001/2024-226150 Date: 11/20/24 1:13 PM

From:

Village Panchayat

VEESANAM Panchayat Office
veesanam

To :

Mrs. P. Lavanaya,
5/131 A West Street,
Nallipalayam,
Namakkal -637 003.

Online Application Number: W4NXGV3C

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.76 Acres (or) 7126.00 Sq.m in S.F.No:186/2– "G1 GOLDEN CITY " - Veesanam Village– Namakkal Panchayat Union– Namakkal Taluk - Namakkal District Final Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant Mrs.P.Lavanya, Namakkal District Online Application Ref No: W4NXGV3C (F.No. 35426), Dated.22.10.2024.
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. E4/11585/2024 [W4NXGV3C-14776], Dated:11.11.2024.(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/ W4NXGV3C/35426/2024/TCP (Road pattern
issued on dated: 12.11.2024).
6. Applicant Mrs.P.Lavanya, Namakkal District Online Application Ref No: W4NXGV3C (F.No. 35426), Gift deed document No:
5082/2024 (LOCAL BODY) & 5083/2024 (TANGEDCO), Dated: 13.11.2024.
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. Demand payment Request Letter, Dated: 12.11s.2024 & 14.11.2024. (Requiring payment of OSR Charge, Centage Fee,
Development
Charge & Sub Division Charges).
17. Applicant Mrs.P.Lavanya, Namakkal District Online Application Ref No: W4NXGV3C (F.No. 35426), Dated.13.11.2024 & 14.11.2024.
(payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).
18. The Sub Registrar, Joint I Sub Registrar Office, Namakkal vide letter Roc.No.XXX, Dated.05.11.2024.

Body:

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 Valueas Land conversion charges are collected. Final Layout Approval issued.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.11.20 13:13:47



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.

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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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