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Layout Application - Final Approval Letter

Roc No: 02-226108-2024-2025

Date: 10/17/24 11:56 AM

From:

Village Panchayat

VALAYAPPATTI

To :

Mrs.R.Jayanthi,
D.No:28, Rangasamy Pillai Street No.1,
Thondikaradu, Tiruchengode Town and Taluk,
Namakkal District-637211.

Online Application Number: ZMVZBQ3L

Sir/ Madam,

Sub :

Residential Layout -District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 3.63 Acres or 14700.00 sqm bearing S.No. 345/2 of Valayapatti Village & Panchayat - Mohanur Panchayat Union & Taluk, Namakkal District - Final Technical Concurrence issued - Final Approval order - Reg.

Ref :

1. Applicant Mrs.R.Jayanthi, Namakkal District, Application Ref No: ZMVZBQ3L (F.No.31787), Dated. 05.08.2024.
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. E4/8840/2024, [ZMVZBQ3L-1199] Dated:09.09.2024 (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/ ZMVZBQ3L /31787/2024/TCP (Road pattern issued on dated: 11.09.2024)
6. Applicant Mrs.R.Jayanthi, Namakkal District online Application Ref No: ZMVZBQ3L (F.No.31787), Gift deed document No:2428/2024 (LOCAL BODY) & 2427/2024 (TANGEDCO), Dated:19.09.2024).
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, 05.05.2020 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.58, Housing and Urban Development[UD4(1)] Department, Dated: 05.03.2024.
17. Demand payment Request Letter, Dated: 21.09.2024 (requiring payment of Centage Fee, Development Charge & Sub Division Charges).
18. Applicant Mrs.R.Jayanthi, Namakkal District, Application Ref No: ZMVZBQ3L (F.No.31787), Dated.23.09.2024 (Payment of Centage Fee, Development Charge & Sub Division Charges).

Body:

As per G.O.79 Housing and Urban Development Department, Dated: 04.05.2017, in-case non-planned area rule 3 it has been request collect Rs.1000 as scrutiny fee for each plots. And under rule 6 concerned local body should collect the 3 % Market Land Value as Land conversion
all charges paid, the local body final order issued.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.10.17 11:56:24



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

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