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™



Layout Application - Final Approval Letter

Roc No: 03/2024-2025/Kaliyanur

Date: 3/26/25 5:54 PM

From:

Village Panchayat

Kalianur

To :

M/S.SUN GREEN PROMOTERS
No.14A,Krishnaveni Complex,
Pallipalayam,
KumarapalayamTaluk
Namakkal -638006.

Online Application Number: HN9SC5HF

Sir/ Madam,

Sub :

Residential Subdivison -District Town and Country Planning Office, Namakkal- The proposal for Residential Subdivision with an extentof0.3216Acres(or)1302.00Sq.mtinS.F.No:15/4A1A2–KaliyanurVillage&Panchayat–PallipalayamPanchayatUnion– KumarapalayamTaluk - Namakkal District- Technical Concurrence issued – forwarded for

Ref :

1. ApplicantsM/s.SUNGREENPROMOTERSNamakkalDistrictOnlineApplicationRefNo: HN9SC5HF(F.No.34718), Dated11.11.2024
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
5.G.O.18,DepartmentofMunicipalAdministrationandWaterSupply,Dated:04.02.2019andG.O.16 DepartmentofMunicipal Administration and WaterSupply, Dated: 31.01.2020.
6.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
7.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
8.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1,

Dated:

08.09.2017.

10. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.

11. CircularfromtheDirectorofTownandCountryPlanning,RocNo.4367/2019/TCP2,Dated:13.03.2019,

14.10.2019, 05.02.2020 and 14.08.2021.

Body:

Order:

1. In the letter from the Assistant Director Town and Country Planning Department (Planning Permission), Namakkal District, issued to Namakkal District,KumarapalayamTalukPallipalayamPanchayat Union, Kaliyanur Village Panchayat, and Approving to an extent of 0.3216 acres or 1302.00 sq.mt in SF No.15/4A1A2, Residential plots sub division. The technical Clearance/ concurrence/planning permission is issued to the above mentioned sub division layout and the approval no is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT NO.11/2025 subject to special conditions and technical clearance from the local authority.

2. The fees/charges collected from the applicant are as follows:
Layout approval fees : 28100/- Dt.24.03.2025
Conversion charges: 55000/- Dt.24.03.2025
Scrutiny fees : 7000/- Dt. 24.03.2025
Flag Day : 7000/- Dt. 26.03.2025

Therefore, Subject to Specific Conditions, Namakkal District, KumarapalayamTaluk,Kaliyanurvillage &panchayat, S.F.No: 15/4A1A2– 0.3216 Acre (or) 1302.00 Sq.mtExtent It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:
1. Namakkal District, Assistant Director (In charge), District Town and Country Planning Department, ROC No: HN9SC5HF/34718/2024/TCP/2025/TCP Dated: 21.01.2025and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/NAMAKKAL LAYOUTNo–11/2025
2. Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
3. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9. Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.
10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.
11. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.
12. A permanent notice board of size 6×4 should be permanently published for public view at the entrance

Special Officer (BDO VP),

Kaliyanur panchayat,

Pallipalayam Union.
Copy to:
1. Assistant Director (Incharge), Town and Country Planning Department (Planning Permission), Namakkal.
2. The Sub Registrar, Office of the Sub Registrar, Pallipalayam, Namakkal District
3. The Assistant Director, Department of Land survey and Records, Namakkal District.
4. The Chairman, TNRERA, Chennai.
5.PanchayatSecretary,KaliyanurPanchayat office, PallipalayamUnion.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.03.26 17:54:41



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