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Layout Application - Final Approval Letter

Roc No: 116/2024 Date: 12/6/24 5:14 PM

From:

Executive officer

140,Nanajundapuram Main Road,Kalappanaickenpatty,Sendamangalam(Tk),Namakkal(Dt),637404

To :

Thiru.S.P.Senthilvelavan , P.N.Pudur, Coimbatore

Online Application Number: JY10IPGW

Sir/ Madam,

Sub :

Residential Layout – Namakkal District, Sendamangalam Taluk, Kalappanickenpatty Town Panchayat, Ward No.13, Rasagoundan Pudur, Kalappanaickenpatty Village Survey No.256/2B1 of 2.38 acres or 9650 sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Kalappanaickenpatty Town Panchayat

Ref :

1 Thiru.S.P.Senthilvelavan , P.N.Pudur, Coimbatore (Online) Application No. JY10IPGW, Dated:21.05.2023
2 Proceeding of Namakkal District Deputy Director of Town and Country Planning Roc No. NKL/JY10IPGW/12171/2023/TCP, Dated:20.10.2023
3 Gift deed to Kalappanaickenpatty Town Panchayat as Register No.1/2975/2023, Dt: 11.07.2023 at Sendamangalam Register Office.
4 Kalappanaickenpatty Town Panchayat Council Resolution No.292 Date:25.11.2024
5 Other Relating Documents.

Body:

Namakkal District, Sendamangalam Taluk, Kalappanaickenpatty Town Panchayat, Ward No.13, Rasagoundan Pudur, Kalappanaickenpatty Village Survey No.256/2B1 of 2.38 acres or 9650 sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the

area. Thiru.S.P.Senthilvelavan, P.N.Pudur, Coimbatore (Online) Application No. JY10IPGW, Dated:21.05.2023 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.13, Rasagoundan Pudur, Kalappanaickenpatty Village Survey No.256/2B1 of 2.38 acres or 9650 sq.m. Technical Approval No. SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL NO.338/2023 has been given for dividing the plot into 46 plots in the area, and the road and public allotment have been handed over to the Kalappanaickenpatty Town Panchayat in this plot. Borough Council Resolution No.292 , Dt:25.11.2024 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.

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

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