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Layout Application - Final Approval Letter

Roc No: 02/2024-25 Date: 12/21/24 10:37 AM

From:

Village Panchayat

SILUVAMPATTI Panchayat Office
Siluvampatti

To :

SUBRAMANI
1/201-A A-AYYAMPALAYAM,NALLIPALAYAM,NAMAKKAL,Periyapatti,Namakkal,Namakkal,637003

Online Application Number: CU3XFIZS

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
2.35 Acres (or) 9510.00 Sq.m in S.F.No:434/2 - VALLI GARDEN– Siluvampatti Village/ Panchayat – Namakkal –
Namakkal Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicant Mr. P. Subramani, Namakkal District Online Application Ref No: CU3XFIZS (F.No. 39610), Dated.17.12.2024.
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. E4/13901/2024 [GI2XYZDE-17329], Dated:05.12.2024.(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/ CU3XFIZS/39610/2024/TCP (Road pattern
issued on dated: 18.12.2024).
6. Applicant Mr. P. Subramani, Namakkal District Online Application Ref No: CU3XFIZS (F.No. 39610), Gift deed document No:
5925/2024 (LOCAL BODY)
& 5926/2024 (TANGEDCO), Dated: 18.12.2024.

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: 18.12.2024 & 19.12.2024. (Requiring payment of OSR Charge, Centage Fee,
Development Charge & Sub
Division Charges).
17. Applicant Mr. P. Subramani, Namakkal District Online Application Ref No: CU3XFIZS (F.No. 39610), Dated.19.12.2024.
(payment of OSR Charge,
Centage Fee, Development Charge & Sub Division Charges).

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 Value as Land
conversion charges. All Charges are paid and the local body final Approval order issued.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.12.21 10:37:11



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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