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Layout Application - Final Approval Letter

Roc No: LA/01/2024

Date: 9/24/24 12:05 PM

From:

Village Panchayat

Emapalli

To :

Mr. Mr.Mohan, Mr.Laxman & Mr.Ramaswamy,
D.no-1/461, SKP Nagar,
Behind Christy Company,
Andipalayam,
Thiruchengode,
Namakkal -637 214.

Online Application Number: GHY8RQ47

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.0875 Acres (or) 4385.00 Sq.m in S.F.No:402/2C & 3A2– Emapalli Village & Panchayat – Tiruchengode Panchayat Union &
Taluk- Namakkal District-Final Order issued - Reg.

Ref :

1. Applicants Mr.Mohan, Mr.Laxman & Mr.Ramaswamy, Namakkal District Online Application Ref No: GHY8RQ47 (F.No. 28231),
Dated.02.07.2024.
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. E4/5885/2024, Dated: 29.05.2024.[GHY8RQ47 (9374)] (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/ GHY8RQ47/28231/2024/TCP (Road pattern
issued on
dated: 10.07.2024).

6. Applicants Mr.Mohan, Mr.Laxman & Mr.Ramaswamy, Namakkal District Online Application Ref No: GHY8RQ47 (F.No. 28231),
Gift deed
document No: 6034/2024 (LOCAL BODY) & 6033/2024 (TANGEDCO), Dated: 22.07.2024.
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. Demand payment Request Letter, Dated: 10.07.2024 & 27.07.2024 (requiring payment of OSR Charge &Centage Fee).
15. Applicants Mr.Mohan, Mr.Laxman & Mr.Ramaswamy, Namakkal District Online Application Ref No: GHY8RQ47 (F.No.
28231),
Dated.26.07.2024 & 02.08.2024. (payment of OSR Charge &Centage Fee).
16. 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.
17. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024.
18. District Town and country planning Office, Namakkal District Letter No:
NKL/ GHY8RQ47/28231/2024/TCP (Planning Permission issued on
dated: 05-08-2024).

Body:

1. In the letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), The proposal for Residential Layout with an extent of
1.0875 Acres (or) 4385.00 Sq.m in S.F.No:402/2C & 3A2– Emapalli Village & Panchayat – Tiruchengode Panchayat Union &
Taluk- Namakkal District -The Technical Clearance/ Concurrence / Planning
Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT NO:210/2024 dated on 05-08-2024 subject to Special conditions and Technical clearance from the Local Authority.
2. Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Namakkal District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom
water drains, Water Supply Facilities by Constructing OHT, Necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 26.38 sq.m and Roads area
of 1585.81 sq.m are donated to the Emapalli Panchayat with the document no: 6034/2024 (LOCAL BODY) & TANGEDCO area of 21.43 sq.m 6033/2024 (TANGEDCO), Dated: 22.07.2024.registered at the Tiruchengode Sub registrar Office.
3. According to the ordinance in Reference4, 3% Market Value fee for Residential Layout Plot of Rs.90,354/-
(Rupees Ninety Thousand Three Hundred and Fifty Four Rupees Only) has been paid by the Applicant towards State Bank
of India, E-Challan – Online Payment Receipt No: 2024918012280, Dated: 18.09.2024 and the bank Receipt has been handed over to the Emapalli Panchayat by the Applicant.
4. The fees/charges collected from the applicant are as follows: Layout approval fees:24000/- Dt.18-09-2024

Layout inspection fees:1500/- Dt.18-09-2024

Village



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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

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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