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Layout Application - Final Approval Letter



Roc No: 03/2024-2025-226268

Date: 12/30/24 2:14 PM

From:

Village Panchayat

Vattur

To :

Mr. SASIKUMAR & Mr. UDHAYAKUMAR,
T.KAILASAMPALAYAM VILLAGE, TIRUCHENGODE TALUK, NAMAKKAL DISTRICT.

Online Application Number:

BA63HAXE

Sir/ Madam,

Sub :

Residential Subdivision -District Town and Country Planning Office, Namakkal- The proposal for Residential Subdivision with an extent of 0.4350 acres or 1761.00 sqm in "THIRU SENTHUR NAGAR" S.No. 46/1A2A of Vattur Village - Thiruchengode Panchayat Union-Thiruchengode Taluk - Namakkal District- Technical Concurrence issued - Reg.

Ref :

1. Applicants Mr.A.Udayakumar and S.Sasikumar, Namakkal District, Online Application Ref No: BA63HAXE (F.No.30928), Dated: 08.11.2024.
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. E4/8384/2024, Dated: 29.10.2024 [BA63HAXE-11502] (Dry Land NOC Letter).
4. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
5. District Town and country planning Office, Namakkal District Letter No: NKL/BA63HAXE/30928/2024/TCP (Road pattern issued on dated: 19.12.2024)
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. 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.

8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
10. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
13. 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.
14. 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].
15. The Assistant Engineer (RD), Namakkal Panchayat Union Office vide letter, Dated.16.07.2024.
16. Applicants Mr.A.Udayakumar and S.Sasikumar, Namakkal District, Online Application Ref No: BA63HAXE (F.No.30928), Gift deed document No: 10928/2024 (LOCAL BODY) Dated: 21.12.2024.
17. Demand payment Request Letter, Dated: 19.12.2024 & 23.12.2024. (requiring payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).
18. Applicants Mr.A.Udayakumar and S.Sasikumar, Namakkal District, Online Application Ref No: BA63HAXE (F.No.30928), Dated.26.12.2024. (Payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges).

Body:

According on receiving the payment of OSR Charge, Centage Fee, Development Charge & Sub Division Charges vide under reference 18th cited above, the Technical Concurrence is issued for the proposed sub-division conditions mentioned below:

- Plot No.1 – abcd – 198.28 Sq.m
- Plot No.2 – cdef – 200.00 Sq.m
- Plot No.3 – efgh – 200.00 Sq.m
- Plot No.4 – ghij – 200.00 Sq.m
- Plot No.5 – ijkl – 199.00 Sq.m
- Plot No.6 – klmn 199.00 Sq.m
- Plot No.7 – mnop –199.00 Sq.m
- Plot No.8 – opqr – 270.00 Sq.m

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 are collected.

Village

Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2024.12.30 14:14:02





our services doesn't just end there



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Compliance & Special Services

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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



We're honored to be part of your
real estate journey

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