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: NKL/6IZUA60U/28373 /2024/TCP

Date: 9/12/24 1:07 PM

From:

Village Panchayat

PETTAPALAYAM

To :

1. Mr.P.Thangavel & Mr.A.K.Rajakannan,
3/111A Singayakoundanpudur,
Ariyur, Mohanur,
Namakkal-637 015.
2. The Assistant Director,
Department of Land Survey and

Online Application Ref No: 6IZUA60U

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 0.32 Acres (or) 1300.00 Sq.m in S.F.No: 158/3A – Pettapalayam Village & Panchayat – Mohanur Panchayat Union - Mohanur Taluk- Namakkal District-Technical Concurrence issued - forwarded for further action - Reg

Ref :

1. Applicants Mr.P.Thangavel & Mr.A.K.Rajakannan, Namakkal District Online Application Ref No: 6IZUA60U (F.No.28373),
Dated.05.08.2024.
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. E4/6137/2024, Dated:05.07.2024.[6IZUA60U-9537] (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/6IZUA60U/28373/2024/TCP (Road pattern issued
on dated: 04.09.2024).
6. Applicants Mr.P.Thangavel & Mr.A.K.Rajakannan, Namakkal District Online Application Ref

No: 6IZUA60U (F.No.28373), Gift
deed document No: 2269/2024
(LOCAL BODY) & 2268/2024 (TANGEDCO), Dated: 04.09.2024.
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: 04.09.2024 & 06.09.2024. (requiring payment of OSR Charge, Centage Fee,
Development Charge & Sub Division Charge).
17. Applicants Mr.P.Thangavel & Mr.A.K.Rajakannan, Namakkal District Online Application Ref No: 6IZUA60U (F.No.28373),
Dated. 04.09.2024 & 06.09.2024. (payment
of OSR Charge, Centage Fee , Development Charge & Sub Division Charge).

Body:

The Layout Proposal received vide the reference 1st cited Online Application was processed as per the rules prevailing and after
perusing the records and after
conducting inspection the applicant was directed to handover the portion of land earmarked for roads & public purposes meant for
local body and TANGEDCO vide
under reference 5thcited above.
On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of
charges such as OSR , Centage charge ,
Development Charge & Sub Division Charge vide under references 17th cited above, the Technical Concurrence is issued to the
said layout subject to the following
conditions.
1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 233/2024.The approved layout
Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited
above to The Panchayat President,
Pettapalayam Panchayat and it has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.9 (b).
3. After the approval of the local body, It is requested to send the approved residential layout map to the concerned registration
department office and land survey
department for information and appropriate action
4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in
Tamilnilam website Special Conditions.
6.The Local authority shall accord permission duly following the rules/regulations/orders

issued from time to time under the
respective rules.
Special Conditions:
As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide
reference under 8thcited above.
1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees
towards the cost of laying improvements to
the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the
authority concerned namely, the local
body and TANGEDCO, in the case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has
laid tar road, provided other amenities
such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards
prescribed by the local body in the case of
other than corporation/municipalities.
2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of
earmarked road S.F.No sub-division in
favour concern local body.
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil Nadu Real Estate
(Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to
purchase in any manner any plot,
apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project
with the Real Estate Authority. The
applicant has requested to follow the protocols as per instruction given by TNRERA.
4.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed scrupulously.
5. 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, before issuing the final
approval.
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes –
800 other Receipts - AS Receipts under Land Use Conversion Charges27 Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)
6. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not legally certified the
title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is
verified in the documents
submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property
must individually assert ownership of the
property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate
competent court. The Directorate of Town
and Country Planning Department is not the right organization to decide this.
7. As there is a channel on the North- south side of the site boundary.So Necessary Guidelines should be followed for the
development taking place along water
bodies within 3 meter radius of the Channel.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.1950.00/- Dated.05.08.2024.

OSR Charge : Rs.18363.00/- Dated.04.09.2024.
Centage Charges : Rs.1800.00/- Dated.06.09.2024.
Development Charges : Rs.2600.00/- Dated.06.09.2024.
Sub Division Charges : Rs.2400.00/- Dated.06.09.2024.
Layout Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the
Layout Plan approved by the
District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning
Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling
the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots
selected for public purposes. Also,
only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone
as per TNCDBR - 2019 should be
allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power sline / telegraph line is laid through the plots, the line should be shifted to the edge of the
road or as shown on the
approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in
succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the
applicant should be obtained permission
from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.
If any problem arises regarding
the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy
of proof (gift deed document) of
handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved
layout plan shall be permanently
published at the entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent Display board
along with the details of resolution
number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also
submitted that no right can be asserted
on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect
or if there is a situation where the
Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted
to the layout will be cancelled by
the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be
compulsorily provided to the purchasers
while selling plots for sale.

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.09.12 13:07:13



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