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: 01/2024-25 Date: 3/15/25 6:09 PM

From:

Village Panchayat

Odappalli Agraharam

To :

M/S.VSP INDUSTRIES PRIVATE LIMITED
12/2,Kurangupudur,
First St, Pallipalayam,
Erode -638006.

Online Application Number: RRDBK3I6

Sir/ Madam,

Sub :

Residential Layout - Office of the Namakkal District Town and Country Planning -R.S.F.No:93/3A1 in Odapalli Agraharam village & panchayat, Kumarapalayam Taluk, Namakkal District -638 007 – 1.57 Acre (or)6356.00 sqm Extent Technical clearance issued - forwarded for further action - Reg

Ref :

1. Applicant M/S.VSP INDUSTRIES PRIVATE LIMITEDOnline application No. RRDBK316/2024/TCPDated: 25.11.2024
2. District Town and country planning Office, Namakkal, letter dated:25.11.2024
3. Letter K.Dis. E4/12578/2024, Dated: 20.11.2024of Joint Director, Agriculture department, Namakkal District
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019 and G.O.16 Department ofMunicipal Administration and Water Supply, dated: 31.01.2020 and G.O.181, Housing and Urban DevelopmentDepartment, Dated: 09.12.2020
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113/Nov 4(3)/ 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country

Planning, Chennai (Circular).
12.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

Body:

Order:

1. The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of housing layout to an extent of – 1.57 Acre (or)6356.00 sqm Extent in the land bearing R.S.F.No: 93/3A1 in Odapalli Agraharam village & panchayat, Kumarapalayam Taluk, Namakkal District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads,public purposes meant for local body and TANGEDCO vide reference 2nd cited above..

2. In the reference 4th cited, it has been ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and to ensure the lands earmarked for roads and public purpose be gifted by the applicant(s) and gift deed be registered in the name of the authorities concerned viz. Local body/TANGEDCO.

3. You are therefore, requested to handover the road space, and the Public Purpose-A site (reserved local body) & Public Purpose-B site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space area and the Public Purpose-A & Public Purpose-B sites with area details which have to be handed over to the Respective authorities' viz. Local body/TANGEDCO with gift deed format are enclosed. Road area, and Public Purpose-A (Local body) Gift deed document No.Local body.4199/2024 Dt.26.12.2024, Public Purpose-B (TANGEDCO) Gift deed document no. 4200/2024 Dt.26.12.2024.

4. On receipt of the registered gift deed in original and on receipt requisite fees, the approved plan will be sent to the local body for Sanctioning of the layout with a copy marked to applicant.

5. The fees/charges collected from the applicant are as follows:
Layout approval fees : 97126/- Dt.14.03.2025
Conversion charges : 99362/- Dt.13.03.2025
Scrutiny Fees : 38000/- Dt.04.01.2025
Other Charges : 19068/- Dt.04.01.2025

Therefore, Subject to Specific Conditions, Namakkal District, Kumarapalayam Taluk,Odapalli Agraharam village & panchayat, R.S.F.No: 93/3A1 – 1.57 Acre (or)6356.00 Sq.mExtent It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions:
1. Namakkal District, Deputy Director (In charge), District Town and Country Planning Department, ROC No: RRDBK316/2024/TCP Dated: 25.11.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL No- 347/2024
2. Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
3. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are
allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9. Construction of high voltage/low voltage power lines for the plots to be sold by the

Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.

10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

11. Applicant should obtain permission from the concerned The special officer/President of ,Odapalli Agraharam Panchayat, and before constructing any buildings on the plot, permission should be obtained from the local body for each building.

12. In approved layout land marked for park or public purpose should be sub-divided in the name of local body by Applicant. If layout applicant or any other person attempt to sell such land the legal action will be taken with Criminal proceedings and lands will be taken by local body.

13. The construction of building Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 & Amendments should Be Followed.

14. A permanent notice board of size 6×4 should be permanently published for public view at the entrance of the plot without any alteration / omission of the approved plot map.

15. Details of allotments of plots for which technical approval has been granted:

1) Total Layout area : 6356.00 Sq.m
2) No of plots : 37
3) Area of Road : 1781.45Sq.m
4) Public use (Local body) : 25.40Sq.m
5) Public use (TANGEDCO) : 37.53Sq.m
6) Park area : 457.45Sq.m(Guideline value paid)

Special Officer (BDO VP)
Odapalli Agraharam panchayat.

Pallipalayam Union

Copy to:

1. Assistant Director (Incharge), Town and Country Planning Department (Planning Permission), Namakkal.
2. The Sub Registrar, Office of the Sub Registrar, Pallipalayam .
3. Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat),

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.03.15 18:09:42



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