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Layout Application - Final Approval Letter

Roc No: 226266/2024-2025/1
Layout

Date: 1/2/25 11:41 AM

From:

Village Panchayat

Thokkavadi

To :

Mr.R.Vadivel,
D.no 84A/1-1 Karatupalayam,
sirumowsi ,
Karattupalayam,
Thiruchengode,
Namakkal-637 209.

Online Application Number: D10SVSP3

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of
1.50 Acres (or) 6075.00 Sq.m in S.F.No:298/2A3 & 2A2B – Thokkavadi Village & Panchayat – Tiruchengode Panchayat Union –
Tiruchengode Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

Ref :

Applicant Mr.R.Vadivel, Namakkal District Online Application Ref No: D10SVSP3 (F.No. 37048), Dated.03.12.2024.
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. E4/12717/2024, Dated:20.11.2024 [D10SVSP3-16089].(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/ D10SVSP3/37048/2024/TCP (Road pattern
issued on dated:
20.12.2024).
6. Applicant Mr.R.Vadivel, Namakkal District Online Application Ref No: D10SVSP3 (F.No.

37048),Gift deed document No:
10934/2024
(LOCAL BODY) & 10933/2024 (TANGEDCO), Dated: 21.12.2024.
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. The Assistant Engineer(C&M), Highway Department Pallipalayam Office vide letter Roc.No.10/2024/AE,dated.11.12.2024.
17. Demand payment Request Letter, Dated: 20.12.2024 & 24.12.2024. (requiring payment of OSR Charge,

Body:

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

Village

Signature Verified

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.01.02 11:41:49



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

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