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Layout Application - Final Approval Letter

Roc No: Roc No. 02/2025 , Resolution No. 05(5)/2025, Dt.09.05.2025.

Date: 5/9/25 1:22 PM

From:

Village Panchayat

Magudanchavadi Rural Panchayat

To :

Mr.B.Sathish and Mr. V.Gowtham,
D.No.1/305-4, Old Sandhaipettai Road,
Ernapuram, Sankari, Salem-637103.

Online Application Number: 8FNF2H7F

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office – Salem Non Planning Area - The proposal for Residential Layout with an extent of 1.11 Acre or 4494.00 sq.m, - S.F.No: 139/2B1B, 1 to 19 Residential Plots – Gudalur Panchayat and Village – Magudanchavadi Panchayat Union – Sankari Taluk - Salem District - Technical Concurrence issued – Final Approval Issued- reg.

Ref :

1.Applicants Mr.B.Sathish and Mr.V.Gowtham, Salem district, Application Ref No: SLM/8FNF2H7F /40915/2025/TCP,Dated.02.03.2025.
2.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3.Joint Director Agriculture department, Salem vide Letter K.Dis. E2/ 863/2025, Dated: 24.02.2025. (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, Salem District Letter No: SLM/8FNF2H7F/40915/2025/TCP (Road pattern issued on dated: 24.03.2025)
6.Applicants Mr.B.Sathish and Mr.V.Gowtham, Salem district, Application Ref No: SLM/ 8FNF2H7F /40915/2025/TCP, (Gift deed document No: 2386/2025, Dated.11.04.2025 and 2385/2025, Dated.11.04.2025 (LOCAL BODY) & (TANGEDCO).
7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8.G.O.18, Department of Municipal Administration and Water Supply, Dated04.02.2019 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:24.03.2025 and 22.04.2025 (requiring payment of OSR Fees, Development Charges,SubDivision Charges and Centage Fee).
15.Applicants Mr.B.Sathish and Mr.V.Gowtham, Salem district,, Application Ref No: SLM/8FNF2H7F/40915/2025/TCP, Dated.16.04.2025 and 22.04.2025.
(Payment of OSR Fees, Development Charges, Sub Division Charges and 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.Block Development Officer, Magudanchavadi Panchayat Union road certificate Letter No. 2990/2024, dated.10.02.2025
18.Tamil Nadu Gazette No.28, dated.10.07.2024.
19.Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.
20. Connected Records.

Body:

Order,
1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Magudanchavadi Panchayat Union, Gudalur Panchayat and Village, and Approving to an extent of 1.11 Acre or 4494.00 sq.m in the Land Bearing S.F.No: 139/2B1B, 1 to 19 Residential Plots, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/ DTCP /SALEM/LAYOUT NO : 131/ 2025 Subject to Special conditions and Technical clearance from the Local Authority.
2. Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Salem 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 Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Local body, Public Space area of roads are donated to the Gudalur Village Panchayat with the document no: 2386/2025,Dated.11.04.2025 registered at the Magudanchavadi Sub-Registrar Office, Salem.
3. According to the ordinance in Reference, Land Conversion Charges of Rs. 16,650/- Payment E-Challan Number ID : 20250508021214, Dated.08.05.2025.
Layout Approval and Inspection Fees Rs.47,405, Scrutiny Fees - Rs. 19,000/- and Inspection fees Rs.5000/- Transaction ID : 691fa573-d4e3-43a5-9e69-6d776aea5cb2, Dated. 08.05.2025. Totally Rs.71405/- .
Therefore, Subject to Specific Conditions, Salem District, Magudanchavadi Panchayat Union, Gudalur Village Panchayat extent of 1.11 Acre or 4494.00 sq.m in the Land Bearing S.F.No: 139/2B1B, 1 to 19 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions:
1.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. SLM/8FNF2H7F /40915/2025/TCP/2025/TCP, Dated. 23.04.2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/ DTCP /SALEM/LAYOUT NO : 131/ 2025. Planning permission No. 02/2025 All the Special conditions mentioned must be strictly followed.
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 house 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 inland ownership.

9.Construction of high voltage / low voltage power lines for the plots to 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.

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

Special Officer/ Block Development Officer(V.P),
Gudalur Village Panchayat.

To.
1. Mr.B.Sathish and Mr. V.Gowtham,
D.No.1/305-4, Old Sandhaipettai Road,
Ernapuram, Sankari, Salem-637103.

Copy to:
2.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
3.Magudanchavadi Sub-Registrar, Magudanchavadi Sub-Registrar Office, Salem District.
4.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Salem.
5.The Assistant Director, Department of Land Survey and Records, Salem District.
6.Block Development Officer (VP), Magudanchavadi Panchayat Union, Magudanchavadi, Salem.
7.Panchayat Secretary, Gudalur Village Panchayat Office, Magudanchavadi Panchayat Union. Gudalur Roc No. 02/2025 , Resolution No. 05(5)/2025, Dt.09.05.2025 , Friday at 11.00 am, the ordinary meeting of Gudalur Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Special Officer : Thiru. K.V.Satyendran, Block Development Officer(V.P), Magudanchavadi Union. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/8FNF2H7F /40915/2025/TCP/2025/TCP, Dated. 23.04.2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL No: SWP/ DTCP /SALEM/LAYOUT NO : 131/ 2025 , Seeking approval of the Council to grant approval subject to specified conditions. Roc No.02/2025 , Resolution No 05(5)/2025, Dt.09.05.2025, Gudalur Village Panchayat, is granted unanimously.

Gudalur Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2025.05.09 13:22:01



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

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