Layout Application - Final Approval Letter

Roc No: 1

Date: 6/30/25 8:12 PM

From:

Village Panchayat

Karipatti

To :

.Mr.Vetrivel and Mr.Sivakumar,
D.No. No 113A, Narayana Pillai Street,
Peramanur, Perumanoor,
Salem-636007.

Online Application Number: QSG88P89

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent 4.225Acre or 17097.00 sq.m - S.F.No: 93 109/1B1,1B2A,1B2B,3A,3B,5,6,7,8A,8B, 9A,9B, 10C1, 10C2A,10C2B – Valapady Taluk – of Valasaiyur Village /
Panchayat – Ayothiyapattanam
Panchayat Union – Valapady
Taluk- Salem District - Technical Concurrence issued -reg

Ref :

1.Applicants Mr.M.S.Vetrivel and Mr.M.Sivakumar, Salem District, Application Ref No: QSG88P89 (F.No. 37073), Dated.06.11.2024
. 2.G.O (Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3.Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
4.District Town and Country Planning Office, Salem District Letter No: SLM/ QSG88P89/37073/2024. (Road pattern issued on dated: 24.12.2024)
5.Applicants Mr.M.S.Vetrivel and Mr.M.Sivakumar, Salem District, Application Ref No: QSG88P89 (F.No.37073), (Rectification deed document No: 58/2025 (LOCAL BODY), Dated: 03.01.2025 and 57/2025 (TANGEDCO), Dated: 03.01.2025)
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.Demand payment Request Letter, Dated:07.01.2025 (requiring payment of Development Charges, Sub Division Charges, and Centage Fee).
14.Applicants Mr.M.S.Vetrivel and Mr.M.Sivakumar, Application Ref No: QSG88P89 (F.No. 37073), Dated.07.01.2025 (Payment of Development Charges, Sub Division Charges and Centage Fee).
15.Circular from the Director ofTown and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and.14.08.2021.
16.Block development officer, Ayothiapattanam Panchayat Union road certificate letter no.2950/2024, dated.23.09.2024.
17.Tamil Nadu Government Gazette No.28, dated.10.07.2024.
18.Director of Town and Country Planning, Chennai Letter No.29503/2023/ NPD, Dated. 30.07.2024.

Body:

Order, 1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Ayothiyapattinam Panchayat Union – Karipatti Panchayat, and Approving to an extent of 17097.00 Sq.m in the Land Bearing S.F Nos. : 109/1B1,1B2A,1B2B,3A,3B,5,6,7,8A,8B, 9A,9B, 10C1, 10C2A,10C2B of Karipatti Village / Panchayat – 1 to 79 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/SALEM/LAYOUT NO.05/2025. 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 Localbody, Public Space area of roads are donated to the Karipatti Village Panchayat with the document no: 58/2025 Dated: 03.01.2025 registered at the Ayothiyapattinam Sub-Registrar Office, Salem. 3. According to the ordinance in Reference, of Layout Inspection Fees Rs. 79000 /- Payment Karipatti Account number-1, Dated. 12/05/2025. Layout Approval Fees - Rs. 234042.00 /- Transaction ID : 11000277216745 , Dated. 12/05/2025. Totally 313042 /- Therefore, Subject to Specific Conditions, Salem District, Ayothiyapattinam Panchayat Union, Karipatti Village Panchayat, extent of 17097.00 Sq.m) Comprised in S.F Nos. 109/1B1,1B2A,1B2B,3A,3B,5,6,7,8A,8B, 9A,9B, 10C1, 10C2A,10C2B of Karipatti Village / Panchayat 1 to 79 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/ QSG88P89/37073/2024./2025/TCP, Dated. 08/01/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows /DTCP/SALEM/LAYOUT NO.05/2025. 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. Body: 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 localbody is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval. Copy to: 2.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country

Planning Department, Salem. 3. Ayothiyapattinam Sub-Registrar, 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), Ayothiyapattinam Panchayat Union, Ayothiyapattinam, Salem. 7.Panchayat Secretary, Karipatti Village Panchayat Office, Ayothiyapattinam Panchayat Union. Karipatti Roc No. 1/2025, Resolution No 103, Dt. 30.06.2025, Monday 11.00 am, the ordinary meeting of Karipatti Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Special Officer Ayothiyapattinam , Salem District. District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/ QSG88P89/37073/2024./2025/TCP, Dated. 08/01/2025 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.05/2025, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 1/2025, Resolution No 103, Dt. 30.06.2025, Karipatti Village Panchayat, is granted unanimously. Karipatti Village Panchayat.

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Salem
Date:2025.06.30 20:12:41