Layout Application - Final Approval Letter

Roc No: Roc No: 1096/2025/T1

Date: 12/19/25 4:13 PM

From:

Village Panchayat

GUNDUKKAL

To :

Mr.D.Balu,
D.No: 2/107-B1,
Sakthipuram,
Doctors Colony,
Jagir Reddipatti,
Salem District-636302

Online Application Number: G9246GBG

Sir/ Madam,

Sub :

Residential Layout - Office of the Salem District Town and Country Planning – Salem District – Kadayampatti Taluk – Kadayampatti Panchayat Union – Gundukkal Panchayat/Villlage – S.F.No. 112/11 – Site extent of 2.22 Acres or 8990.00 Sq.m. - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicant Mr.D.Balu - Online Application No. G9246GBG, Dated: 10.04.2023.
2. District Town and Country Planning Office, Salem District, Road Pattern Issued on dated: 06.07.2023.
3. Joint Director Agriculture Department, Salem District, Letter No.2/7068/2023, Dated: 20.04.2023.
4. Applicant Mr.D.Balu, Letter dated Gift deed (Local Body) document no. 3868/2023, dated: 23.08.2023 and Gift deed
(TANGEDCO) document no. 3867/2023, dated: 23.08.2023.
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
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.181, Housing and Urban Development Department, dated 09.12.2020.

10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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 14.10.2019.
15. Demand payment Request letter dated 28.08.2023 (Requiring payment of Centage Charge).
16. Applicant Mr.D.Balu, letter dated 28.08.2023 (Payment of Centage Charge).
17. Forest Range Officer, Danishpettai, Letter No:41/2023, Dated:25.02.2023
18. Town and Country Planning Department(Planning Permission) Roc/ No. SLM/G9246GBG/10896/2023/TCP, Dated : 30/08/2023
19. Payment of 3% Land conversion Fees Challan No. 20251218001816,Dated: 18.12.2025

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Kadayampatti Panchayat Union Gundukkal Panchayat, and Approving to an extent of 2.22 Acre or 8990.00 sq.m in the Land Bearing S.F.No: 112/11, 1 to 47 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: DTCP/SALEM/LAYOUT NO:220/2023 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 Gundukkal Village Panchayat with the document registered at the Kadayampatty Sub-Registrar Office, Salem.
3. According to the ordinance in Reference, Layout Approval Fees, Layout Inspection Fees and Land Conversion Chargers (3 % Market Value Fee) are Payment for the Concern Government Head of accounts. Therefore, Subject to Specific Conditions, Salem District, Kadayampatti Panchayat Union, Gundukkal Village Panchayat extent of 2.22 Acre or 8990.00 sq.m in the Land Bearing S.F.No: 112/11, 1 to 47 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/G9246GBG/10896/2023/TCP, Dated. 30.08.2023 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: DTCP/SALEM/LAYOUT NO:220/2023. Planning permission No 1/2023 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 in land 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 Village Panchayat

Special Officer / Block Development Officer (VP),

Gundukkal Village Panchayat.

To.

Mr.D.Balu,

D.No: 2/107-B1,

Sakthipuram,

Doctors Colony,

Jagir Reddipatti,

Salem District-636302

Copy to:

1. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
2. Kadayampatty Sub-Registrar, Kadayampatty Sub-Registrar Office, Salem District.
3. Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate,

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Salem
Date:2025.12.19 16:13:00