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Official Property Record



Layout Application - Final Approval Letter



Roc No: 473/2024/A1

Date: 4/2/25 5:59 PM

From:

Executive officer

22,Thammampatti Road,Valapadi,Valapady(Tk),Salem (Dt),636115

To :

Mr.K.Sakthivel, S.Mathiyarasan and Smt.R.Mayili, Door No.1/115C, Velankadu Street, Kuppanur, Poovanur Post, Salem-636122

Online Application Number:

FWP8A110

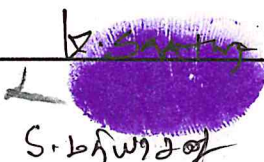
Sir/ Madam,

Sub :

Residential Layout- Vazhapadi Town Panchayat - The proposal for Residential Layout with an extent of 1.20 Acre or 4856.22 Sq.m Compressed in S.F.Nos:73/7B2 and 74/7B – Valapady Taluk – Vazhapadi Town Panchayat - Agragara Vazhapadi Village Vazhapadi Taluk, Salem District - Technical Concurrence issued – Final Approved - Reg.

Ref :

1. Applicants Mr.K.sakthivel and Two Others, Salem District, Application Ref No: FWP8A110 (F.No.30075), Dated.09.07.2024.
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. E2/6141/2024, Dated : 17.05.2024 (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/ FWP8A110 /30075/2024. (Road pattern issued on dated: 31.07.2024)
6. Applicants Mr.K.sakthivel and Two Others, Application Ref No:FWP8A110(F.No.30075),(Gift deed document No:4364/2024 and 4365/2024 (LOCAL BODY) &(TANGEDCO), Dated: 09.08.2024).
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


S. Sakthivel

- 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: 31.07.2024 and 04.09.2024 (requiring payment of OSR fee, Centage Fee, Sub Division Charges and Development Charges).
15. Applicant Mr.K.sakthivel and Two Others, Salem District, Application Ref No: FWP8A110 (F.No.30075), Dated. 03.09.2024 and 10.09.2024 (Payment of OSR fee, Centage Fee, Sub Division Charges and Development Charges).
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. Tamilnaadu Gazette No.28, dated.10.07.2024.
18. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024
19. Letter from Director Town and country planning Chennai Roc.No.1492/2023/K2 Dated: 06.09.2024
20. DTCP Salem district File no:4094/2023 SD-1 dated 09.09.2024
21. G.O.Ms.No:105, Housing and Urban Development Department, Dated:22.03.2005.
22. Joint Director / Deputy Director / Assistant Director. Town and Country Planning Department (Palnning Permission) ROC No. SLM/FWP8A110 /30075/2024/2024/TCP Dated 11.09.2024.
23. Vazhapadi Town Panchayat Resolution No.25(10), Dated.04.02.2025.
24. Concern Documents.

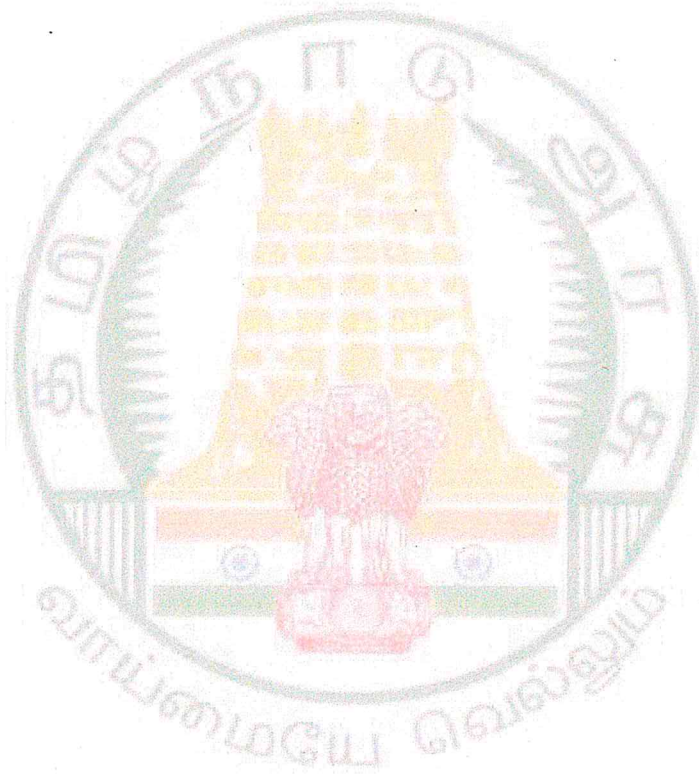
Body:

As per the application of the petitioner and the orders seen in view 1 to 21, and as per the order of the Assistant Director/Member Secretary of the Salem District Local Planning Commission seen in view 22, the Technical approval / Planning permission has been issued in accordance with the special conditions and general conditions for the proposed residential plot measuring 1.20 acres or 4856.22 sq.m (Total No.of Plots – 24 Nos) in Agragara Vazhapadi Village Survey No. 73/7B2 and 74/7B under Issued to the Vazhapadi Town Panchayat, Vazhapadi Taluk, Salem District vide Approval No.SLM/FWP8A110/30075/2024/2024/TCP Dated.11.09.2024 (Website Application No. FWP8A110).

Condition:

1. The general conditions stated in the order of the Assistant Director/Member Secretary (P), Local Planning Commission, Salem, as seen in the 22th view, the conditions stated in the special plot conditions and technical approval map, and the conditions stated in the government orders from two to five, all apply to this order.
2. If the evidence provided regarding the land title and the documents submitted for consideration are found to be incorrect or if there is a situation that may affect the granting of technical approval and final approval to the plot, this order will be cancelled without any prior notice.
3. The rules and instructions issued from time to time through the relevant department will apply.
4. The responsibility of properly maintaining the road, rain water drainage, drinking water facility and street lighting facilities established by the petitioner for five years or after 60 percent of the plots are developed, whichever is longer, lies with the plot owner.
5. The rain water in the plot should be connected to the Town Panchayat Existing rain water system to drain out.
6. If it is later discovered that there is any pending case in the field numbers on which the plot is to be constructed, the approval given to the plot will be cancelled without any prior notice.

[Handwritten signature]
[Red circular stamp]

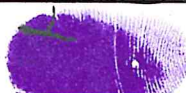


Signature valid

Signed by: Executive Officer
Location: Salem
Date: 2025.04.02 17:59:37



K. Sathya



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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