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Layout Application - Final Approval Letter

Roc No: 905/2024/A1 Date: 3/28/25 5:49 PM

From:

Executive officer

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

To :

Mr.M.D.V. Arunkumar and V.G Bharath, Door No.6/172, Sakthi Nagar, MDV thottam, Masinaickenpatti, Salem-636103

Online Application Number: 4QRKVNW9

Sir/ Madam,

Sub :

Residential Layout- Vazhapadi Town Panchayat - The proposal for Residential Layout with an extent of 6.71 Acre or 27170.00 Sq.m Compressed in S.F.Nos:108/1B, 108/2B, 109/3A2B and 109/4A2B of Pudupalayam Village, Vazhapadi Town Panchayat and S.F No.130/4, 131/3B and 131/4B – Singipuram Village and Panchayat – Vazhapadi Panchayat Union, Vazhapadi Taluk, Salem District - Technical Concurrence issued – Final Approved - Reg.

Ref :

1. Applicants Mr.MDV.Arunkumar and Mr.VG.Barath, Application Ref No: SLM/4QRKVNW9/27640/2024/TCP4, Dated.14.05.2024.
2. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai,dated: 20.09.2024.
3. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. 4QRKVNW9-2024-TCP4, (LP / DTCP No. 83/ 2024) , dated 28.10.2024.
4. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.
6. Applicants Mr.MDV.Arunkumar and Mr.VG.Barath Application Ref No:4QRKVNW9-2024-TCP4/2024/TCP, (Gift deed document No:5652/2024 and 5651/2024, Dated.01.10.2024 (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,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. Demand payment Request Letter, Dated: 29.10.2024 (requiring payment of Centage Fee, Sub Division Charges and Development Charges).
15. Applicants Mr.MDV.Arunkumar and Mr.VG.Barath, Application Ref No:4QRKVNW9/2024/TCP4, Dated.03.11.2024.(Payment of Centage Fee, Sub Division Charges and Development Charges).
16. Payment details Armed Force Flag day Fund received from the applicant on 09.11.2024.
17. 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.
18. G.O.Ms.No:105, Housing and Urban Development Department, Dated:22.03.2005.
19. Joint Director Agricultural Department, Salem District Letter No.E2/10834/2024, Dated:11.07.2024. (Pudupalayam Village)
20. Joint Director Agricultural Department, Salem District Letter No.E2/ 10835/2024, Dated:11.07.2024. (Singipuram Village)
21. Tashildar, Valapady Letter K.Dis. No.1695/2024/A1, Dated.20.08.2024.
22. Tamil Nadu Gazette No.28, dated.10.07.2024.
23. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.
24. Joint Director / Deputy Director / Assistant Director. Town and Country Planning Department (Palnning Permission) ROC No.SLM/ 4QRKVNW9/27640/2024/TCP4/2024/TCP Dated 12.11.2024.
25. Vazhapadi Town Panchayat Resolution No.7(7), Dated.13.01.2025.
26. Concern Documents.

Body:

As per the application of the petitioner and the orders seen in view 1 to 23, and as per the order of the Assistant Director/Member Secretary of the Salem District Local Planning Commission seen in view 24, the Technical approval / Planning permission has been issued in accordance with the special conditions and general conditions for the proposed residential plot measuring 6.71 acres or 27170.00 sq.m (Total No.of Plots – 104 Nos) in Pudupalayam Village Survey No. 108/1B, 108/2B, 109/3A2B and 109/4A2B under Issued to the Vazhapadi Town Panchayat and S.F No.130/4, 131/3B and 131/4B in Singipuram Village and Panchayat, Vazhapadi Panchayat Union, Vazhapadi Taluk, Salem District vide Approval No. SLM/4QRKVNW9/27640/2024/TCP4/2024/TCP Dated 12.11.2024 (Website Application No. 4QRKVNW9).

Condition:

1. The general conditions stated in the order of the Assistant Director/Member Secretary (P), Local Planning Commission, Salem, as seen in the 24th 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.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Salem
Date:2025.03.28 17:49:46



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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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