Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: Roc No. 1/2025,
Resolution No.265,
Dt. 24.03.2025

Date: 3/27/25 1:57 PM

From:

Village Panchayat

MAC.DONALD CHOULTRY

To :

Mr.K.Rajendran and Mrs.R.Vijaya,
D.No: 1/157,
RK Tirumana Mandapam Back side,
Gudalr Village,
Magudanchavadi Post,

Online Application Number: N0LBYVU0

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 5.66 Acres or 22934.00 Sq.m - S.F.No:246/2A, 246/2B1, 1 to 104 Residential Plots – Ernapuram Panchayat and Village – Magudanchavadi Panchayat Union - Sankari Taluk - Salem District - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final Approval Issued - reg.

Ref :

1. Applicant Mr.K.Rajendran and Mrs.R.Vijaya,- Online Application No. N0LBYVU0, Dated: 18.06.2023.
2. District Town and Country Planning Office, Salem District, Road Pattern Issued on dated: 13.07.2023.
3. Joint Director Agriculture Department, Salem District, Letter No.2/ 11719 /2023, Dated: 28.06.2023.
4. Applicant Mr.K.Rajendran and Mrs.R.Vijaya, Letter dated Gift deed (Local Body) document no. 5139/2023, dated: 31.07.2023 and Gift deed (TANGEDCO) document no. 5138/2023, dated: 31.07.2023.
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 04.08.2023 (Requiring payment of Centage Charge).
16.Applicant Mr.K.Rajendran and Mrs.R.Vijaya, letter dated 04.08.2023 (Payment of Centage Charge).
17.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 – Ernapuram Panchayat and Village, and Approving to an extent of 5.66 Acres or 22934.00 Sq.m in the Land Bearing S.F.No:246/2A, 246/2B1, 1 to 104 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: 199 /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 and necessary fees paid for basic amenities to concerned account , Public Space area of roads are donated to the Ernapuram Village Panchayat with the document no: 5139/2023 Dated: 31.07.2023 registered at the Magudanchavadi Sub-Registrar Office, Salem.

3. According to the ordinance in Reference, Land conversation charges of Rs. 12,06,622/- Payment E-Challan Number ID : 20250323008573, Dated.23.03.2025.

Layout Approval Fees Rs. 3,21,766/- , scrutiny fees - Rs. 1,04,000/- Transaction ID : b21f78d6-52e5-42e8-98a2-5eec8a1c5765, Dated. 23.03.2025.

Therefore, Subject to Specific Conditions, Salem District, Magudanchavadi Panchayat Union, Ernapuram Village Panchayat extent of 5.66 Acres or 22934.00 Sq.m in the Land Bearing S.F.No:246/2A, 246/2B1, 1 to 104 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/N0LBYVU0/12955/2023/TCP, Dated. 08.08.2023 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: SWP/DTCP/SALEM/LAYOUT NO: 199 /2023 . Planning permission No. 01/2025 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

by the Applicant through the reserved area of Public or Open Space Handed over to the localbody is not permitted.
10. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
11. If found any violation after gave final approval , the final approval will be cancelled without any intimation.
12. If any problem arises regarding the right of land for the plot, it should be considered and Solution by Owner of Land.
13. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Final approval for the plot may be affected, the Final approval granted to the layout will be cancelled by the Local body without any prior notice.
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),
Ernapuram Village Panchayat,
Magudanchavadi Panchayat Union

To.
1. Mr.K.Rajendran and Mrs.R.Vijaya,
D.No: 1/157,
RK Tirumana Mandapam Back side,
Gudalr Village,
Magudanchavadi Post.

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, Magudanchavadi Village Panchayat Office, Magudanchavadi Panchayat Union.
Ernapuram Roc No. 01/2025 , Resolution No. 265, Dt. 24.03.2025 , Monday at 11.00 am, the ordinary meeting of Ernapuram Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Monday at 11.00 am, the ordinary meeting was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. : Thiru. K.V.Satyendran, Special officer / Block Development Officer(V.P), Magudanchavadi Panchayat, Magudanchavadi Panchayat Union. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/N0LBYVU0/12955/2023/TCP, Dated. 08.08.2023 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: SWP/DTCP/SALEM/LAYOUT NO: 199 /2023 , Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 01/2025 , Resolution No. 265, Dt. 24.03.2025, Ernapuram Village Panchayat, is granted unanimously.

Ernapuram Village Panchayat

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate