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Layout Application - Final Approval Letter

Roc No: 227863/2025-26/L Date: 4/11/25 4:48 PM

From:

Village Panchayat

KARUKKALVADI

To :

Mr. C.Vijayakumar and S.Lavan,
Door No. 111/29, Parasakthi Nagar,
Seelanaickenpatty,Dasanaickenpatty,
Salem-636201,.

Online Application Number: WK59Y2IE

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District - Tharamangalam Panchayat Union - Karukkalvadi Panchayat - acknowledging and Approving to an extent 2.455 Acre or 9935.03 sq,m in the Land Bearing S.No. 121/1E, 121/1H, 122/2B, 1 to 49 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicants Mr.C.Vijayakumar and Mr.S.Lavan, Salem District, Application Ref No: WK59Y2IE (F.No. 38858), Dated.03.12.2024.
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/ WK59Y2IE/38858/2024. (Road pattern issued on dated: 17.12.2024)
5. Applicants Mr.C.Vijayakumar and Mr.S.Lavan, Salem District, Application Ref No: WK59Y2IE (F.No.38858), (Rectification deed document No: 46/2025 (LOCAL BODY), Dated: 02.01.2025 and Gift deed document No.9772/2024 (TANGEDCO), Dated: 26.12.2024)
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: 17.12.2024 and 06.01.2025 (requiring payment of OSR Fees, Development
Charges, Sub Division Charges,
and Centage Fee).
14. Applicants Mr.C.Vijayakumar and Mr.S.Lavan, Application Ref No: WK59Y2IE (F.No. 38858), Dated.27.12.2024 and 06.01.2025 (Payment of OSR Fees,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. Omalur Tahsildar, Road certificate No.2890/2024, dated.13.08.2024.
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..
19. Circular from the Director of Town and Country Planning, Roc No. SLM/ WK59Y2IE/38858/2024/2025/TCP Dated.07.01.2025
20. G.O.180 Rural Development And Panchayat Raj (PR-II(2) Department , Dated 05.12.2024
21. Circular from Rural Development And Panchayat Raj Department. Roc No. 4870/2024/PR 2.2 Dated;10.01.2025
22. Karukkalvadi Panchayat Loacal Body Resolution No-57/2025 Dated:28.03.2025
23. Local Body Demand Fees Receipt- (0db16063-5f94-47a3-b94e-bfdfd81d19c8) Dated: 03/04/2025

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Tharamanagalam Panchayat Union, Karukkalvadi Village Panchayat, and Approving to an extent of 2.455 Acre or 9935.03 sq,m in the Land Bearing S.No. 121/1E, 121/1H, 122/2B, 1 to 49 Residential Plots Layouts, 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 APPROVAL NO. 04/2025 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 by to be Constructed OHT, necessary Street Lights has been provided as per the standards specified by the Local body, Public Space area of roads are donated to the Karukkalvadi Village Panchayat with the document no: 46/2025 dated:02.01.2025 registered at the Tharamngalam Sub-Registrar Office.

3. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs. 14916/-, dt.03.12.2024.
OSR Fees : Rs. 131099 /-, dt.27.12.2024.
Centage Charges : Rs. 16500 /-, dt.06.1.2025.
Development Charges : Rs. 19888/-, dt.06.01.2025.
Subdivision Charges : Rs. 22000 /-, dt.06.01.2025
1.Layout Approval Fee - Rs. 425560/- Transaction ID : 0db16063-5f94-47a3-b94e-bfdfd81d19c8, Dated. 03/04/2025.
2.Layout Inspection Fee - Rs. 49000 /- Transaction ID : 0db16063-5f94-47a3-b94e-bfdfd81d19c8 , Dated. 03/04/2025.
Therefore, Subject to Specific Conditions, Salem District, Tharamangalam Panchayat Union, Karukkalvadi Village Panchayat , extent of 2.455 Acre or 9935.03 Sq.m in the Land Bearing S.No. 121/1E, 121/1H, 122/2B, 1 to 49 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 (Incharge), District

Town and
Country Planning Department ROC No. SLM/WK59Y2IE/38858/2024/2025/TCP, Dated. 07/01/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/SALEM/LAYOUT NO: 04/2025 AND Planning Permission No: 02/2025 . 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.

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 local boby 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:

1.The Assistant Director, Department of Land Survey and Records, Salem District.
2.Tashildar, Omalur Taluk, Salem District.
3.Tharamangalam Sub-Registrar, Salem District.
4.The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st 5.Floor, Gandhi Irwin Bridge Road, Egmore, Chennai-600 008.
6.Superintendent Engineering, Tamil Nadu Generation and Distribution Corporation 7.Limited (TANGEDCO), Alagusamudram Electricity Distribution Circle,
8.Salem District, Joint Director / Deputy Director / Assistant Director,
9.District Town and Country Planning Department, Salem.
10.Tharamangalam Sub-Registrar, Salem District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2025.04.11 16:48:06



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