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Layout Application - Final Approval Letter



Roc No: 101/2025

Date: 5/29/25 6:49 PM

From:

Executive officer

95,Belur Main Road,Ayothiyapattanam,Valapady(Tk),Salem(Dt),636103

To :

Mr.M.Mohanraj, D.No.23/57 Bajar Street,Salem Town, Salem-636001.

Online Application Number:

I3GLAHWR

Sir/ Madam,

Sub :

Residential Layout- Salem District – Ayothiyapattanam Town Panchayat - The proposal for Residential Layout with an extent of 0.8149 Acre or 3298.00 Sq.m in S.F.No:161/1A1B – Valapady Taluk – Ayothiapattanam Town Panchayat - Ayothiapattanam Revenue Village - Technical Concurrence issued – Final Approved - Reg.

Ref :

1. Applicant Mr.M.MOHANRAJ Application Ref No:I3GLAHWR (F.No.38390), Dated.30.11.2024.
2. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
3. District Town and Country Planning Office, Salem District Letter No: SLM/I3GLAHWR/38390/2024. (Road pattern issued on dated: 03.03.2025)
4. Applicant Mr.M.MOHANRAJ Application Ref No:I3GLAHWR (F.No.38390), (Gift deed document No: 1382/2025 (LOCALBODY), Dated:11.03.2025 and 1383/2025 (TANGEDCO), Dated: 11.03.2025)
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181 and 141, Housing and Urban Development Department,Dated:09.12.2020 and 16.07.2022.
9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning,letter no.13686/2017/LA1,

Dated: 08.09.2017.

11. Circular from the Director of Town and Country Planning, RocNo.320/2022/TCP3, Dated:07.01.2022.
12. Demand payment Request Letter, Dated:13.03.2025 (requiring payment of Development Charges, Sub Division Charges, and Centage Fee).
13. Applicant Mr.M.MOHANRAJ, Application Ref No.I3GLAHWR (F.No.38390), Dated.13.03.2025 (Payment of DevelopmentCharges, SubDivision Charges and Centage Fee).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,05.02.2020 and14.08.2021.
15. Tamil Nadu Government Gazette No.28, dated.10.07.2024.
16. Director of Town and Country Planning, Chennai Letter No.29503/2023/ NPD, Dated. 30.07.2024.
17. Assistant Director, Town and Country Planning Department(Planning Permission), Roc No. SLM/I3GLAHWR/38390/2024/2025/TCP, Dated.14.03.2025.
18. Assistant Engineer, Ayothiyapattanam Town Panchayat(G) Certified Dated.21.05.2025.
19. Ayothiyapattanam Town Panchayat Resolution No.34, Dated.28.05.2025.

Body:

As per the application of the petitioner and the orders seen in view 1 to 15, and as per the order of the Assistant Director/Member Secretary of the Salem District Local Planning Commission seen in view 15, the Technical approval / Planning permission has been issued in accordance with the special conditions and general conditions for the proposed residential plot measuring 0.8149 acres or 3298.00 sq.m (Total No.of Plots – 15 Nos) in Ayothiyapattanam Revenue Village Survey No. 161/1A1B under Issued to the Ayothiyapattanam Town Panchayat vide Technical Approval No. SLM/I3GLAHWR/38390/2024/2025/TCP, dated.14.03.2025 (Website Application No.I3GLAHWR) as under Final Approved issued.

Condition:

1. The general conditions stated in the order of the Assistant Director/Member Secretary (P), Local Planning Commission, Salem, as seen in the 14th 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.
7. All the Conditions found in Reference No.17.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Salem
Date:2025.05.29 18:49:12





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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



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

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