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Layout Application - Final Approval Letter



Roc No: Roc No. 1/2024, 231 -
30.12.2024

Date: 1/4/25 4:50 PM

From: (Kattukottai), 71 -
27.12.2024 (Sarvoy
Pudur)
Village Panchayat

Kattukottai

To :

Mr.S.Pachiappan and 6 others,
D.No. 5/85, Valayamadevi Village,
Attur, Salem District- 636141.

Online Application Number:

IQSDJ1Y2

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Thalaivasal Panchayat Union – Kattukottai and Sarvoy Pudur Panchayat, - Acknowledging and approving to an extent of 9.52 Acre or 38525.00 Sq.m in the Land Bearing S.F.No. 286/1A, 286/1B and 290/8B of Kattukottai Village / Panchayat – and S.F Nos. 6/2A, 7/2C, 7/3, 7/4, 7/5 and 7/6 Sarvoy Village Sarvoypudur Panchayat Thalaivasal panchayat Union - Thalaivasal Taluk, Salem, 1 to 187 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicants Mr.S.Pachiappan and 6 others, Application Ref No: SLM/ IQSDJ1Y2 / 26704/2024/TCP4, Dated.24.05.2024.
2. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 28.10.2024.
3. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. IQSDJ1Y2 - 2024-TCP4, (LP / DTCP No. 89/ 2024) ,dated 20.11.2024.
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.S.Pachiappan and 6 others, Application Ref No: IQSDJ1Y2-2024-TCP4/2024/TCP, (Gift deed document No:3665/2024,dated.11.11.2024 (Sarvai Village) and

- 6796/2024, dated.30.10.2024 (Kattukottai Village) (gifted to LOCAL BODY) and 3664/2024, Dated.11.11.2024 (gifted to 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 7.01.2022.
14. Demand payment Request Letter, Dated: 20.11.2024 (requiring payment of Centage Fee, Sub Division Charges and Development Charges).
15. Applicants Mr.S.Pachiappan and 6 others, Application Ref No: IQSDJ1Y2/2024/TCP4, Dated.26.11.2024.(Payment of Centage Fee, Sub Division Charges and Development Charges).
16. Payment details Armed Force Flag day Fund received from the applicant on.26.11.2024.
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. Joint Director Agricultural Department, Salem District Letter No.E2/7460/2024, Dated:13.06.2024. (Kattukottai).
19. Joint Director Agricultural Department, Salem District Letter No.E2/12167/2024, Dated:16.08.2024. (Sarvoy).
20. Tamil Nadu Gazette No.28, dated.10.07.2024.
21. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Thalaivasal Panchayat Union – Kattukottai and Sarvoy Pudur Panchayat, and Approving to an extent of 9.52 Acre or 38525.00 Sq.m in the Land Bearing S.F.No. 286/1A, 286/1B and 290/8B of Kattukottai Village / Panchayat – and S.F Nos. 6/2A, 7/2C, 7/3, 7/4, 7/5 and 7/6 Sarvoy Village Sarvoypudur Panchayat Thalaivasal panchayat Union - Thalaivasal Taluk, Salem, 1 to 187 Residential Plots Layout, 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. : 89 / 2024 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, Public Space area of roads are donated to the Kattukottai and Sarvoy Pudur Village Panchayat with the document no: 3665/2024,dated.11.11.2024 (Sarvoy Pudur Village) and 6796/2024, dated.30.10.2024 (Kattukottai Village) registered at the Thalaivasal Sub-Registrar Office, Salem.
3. According to the ordinance in Reference, Layout Approval Fees of Rs. 4,15,000/- Payment Transaction ID : f55f676c-e581-47fc-8d4b-8b31f24d4512, Dated. 31/12/2024.Layout Inspection Fees - Rs. 1,87,000/- Payment Transaction ID: f55f676c-e581-47fc-8d4b-8b31f24d4512, Dated. 31/12/2024.Layout Approval Fees (3 % Market Value Fee) Payment Challan Number 20250103011341, Challan Date 3/1/2025, Amount 529000, Totally 11,31,000/-
4. Kattukottai Village Panchayat, Thalaivasal Block Roc No. 1/2024, 231 - 30.12.2024, Monday at 11.00am, The ordinary meeting of Kattukottai Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. President : Thiru. C.Anbalagan, Panchayat President and 12 Ward Members and Sarvoy Pudur Village Panchayat, Thalaivasal Block Roc No. 3/2024, 71 - 27.12.2024 (Sarvoy Pudur) , Friday at 10.00 am, the ordinary meeting of Sarvoy Pudur Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. President : Thirumathi. S.Rani, Panchayat President and 9 Ward Members. Salem District,

Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/ IQSDJ1Y2 / 26704/2024/TCP4/2024/TCP, Dated. 26/11/2024 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. : 89 / 2024 Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 1/2024, 231 - 30.12.2024 (Kattukottai), Roc No. 3/2024, 71 - 27.12.2024 (Sarvay Pudur) , Kattukottai and Sarvay Pudur Village Panchayat, is granted unanimously.

Therefore, Subject to Specific Conditions, Salem District, Thalaivasal Panchayat Union, Kattukottai and Sarvay Pudur Village Panchayat, extent of 9.52 Acre or 38525.00 Sq.m in the Land Bearing S.F.No. 286/1A, 286/1B and 290/8B of Kattukottai Village / Panchayat – and S.F Nos. 6/2A, 7/2C, 7/3, 7/4, 7/5 and 7/6 Sarvay Village Sarvaypudur Panchayat Thalaivasal panchayat Union - Thalaivasal Taluk, Salem, 1 to 187 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/ IQSDJ1Y2 / 26704/2024/TCP4/2024/TCP, Dated. 26/11/2024 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. : 89 / 2024. Planning permission No 1/2024 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 inland ownership.
 9. Construction of high voltage / low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the localbody is not permitted.
- It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,
Kattukottai Village Panchayat.

President,
Sarvay Pudur Village Panchayat.

Village

Signature valid

Signed by: Village Panchayat President
Location: Salem
Date: 2025.01.04 16:50:53





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