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Layout Application - Final Approval Letter

Roc No: Roc No. 4/2024

Date: 12/31/24 9:23 PM

From:

Village Panchayat

KALIGOUNDAMPALAYAM

To :

Mr. S S Shanmugasundaram and Mrs.S.Vijayalakshmi ,
D.No. 3/450 RVR Compound,
Vembadithalam,Salem South,
Salem-637504.

Online Application Number: 654OVO3K

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 3.81 Acre or 15417.00 sq.m - S.F.No:199/2A1, 1 to 75 Residential Plots – Kaligoundampalayam 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 - reg.

Ref :

1. Applicants Mr.S.S.Shanmugasundaram and Mrs.S.Vijayalakshmi, Application Ref No: SLM/654OVO3K/22959/2024/2024/TCP, Dated.20.08.2024.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. Joint Director Agriculture department, Salem vide Letter K.Dis. E2/3097/2024, Dated: 10.05.2024. (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
5. District Town and Country Planning Office, Salem District Letter No: SLM/ 654OVO3K/22959/2024/2024/TCP (Road pattern issued on dated: 12.09.2024)
6. Applicant Mr.S.S.Shanmugasundaram and Mrs.S.Vijayalakshmi, Application Ref No: SLM/ 654OVO3K/22959/2024/2024/TCP, (Gift deed document No:6268/2024, Dated.13.09.2024 and 6269/2024, Dated.13.09.2024 (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 :12.09.20224 and 09.10.2024 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).
15. Applicants Mr.S.S.Shanmugasundaram and Mrs.S.Vijayalakshmi, Application Ref No: SLM/654OVO3K/22959/2024/2024/TCP, Dated.09.10.2024. (Payment of Development Charges, Sub Division Charges and Centage Fee).
16. 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.
17. Tamil Nadu 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. Letter from Director Town and country planning Chennai, Roc.No.1492/2023/K2 Dated: 06.09.2024.
20.DTCP Salem district File no:4094/2023 SD-1, dated.09.09.2024.
21. Block Development officer, Magudanchavadi Panchayat Union Road Certificate Letter No.749/2024, date.29.07.2024.
22. Connectedn 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 – Kaligoundampalayam Panchayat and Village, and Approving to an extent of 3.81 Acre or 15417.00 sq.m in the Land Bearing S.F.No:199/2A1, 1 to 75 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: 251 /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 Kaligoundampalayam Village Panchayat with the document no: 6268/2024 Dated: 13.09.2024 registered at the Magudanchavadi Sub-Registrar Office, Salem.

3. According to the ordinance in Reference, Layout Approval Fees of Rs. 3,11,200/- Payment E-Challan Number ID : 20241228002224, Dated.28.12.2024.

Layout Approval Fees Rs.75,000, Inspection Fees - Rs. 5,000/- Transaction ID : d1ba52dc-5e11-4930-a414-55db234f6dd4, Dated. 27.12.2024. Totally Rs. 3,91,200/-

Therefore, Subject to Specific Conditions, Salem District, Magudanchavadi Panchayat Union, Kaligoundampalayam Village Panchayat extent of 3.81 Acre or 15417.00 sq.m in the Land Bearing S.F.No:199/2A1, 1 to 75 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/654OVO3K/22959/2024/TCP/2024/TCP, Dated. 14.10.2024 and Residential

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 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,
Kaligoundampalayam Village Panchayat.

To.
1. Mr. S S Shanmugasundaram and Mrs.S.Vijayalakshmi ,
D.No. 3/450 RVR Compound,
Vembadithalam,Salem South,
Salem-637504.

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, Kaligoundampalayam Village Panchayat Office, Magudanchavadi Panchayat Union. Kaligoundampalayam Roc No. 4/2024 , Resolution No 62/2024, Dt. 26.12.2024 , Thursday at 11.00 am, the ordinary meeting of Kaligoundampalayam Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. President : Thirumathi. G.Thavamani, Panchayat President and 9 Ward Members. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/654OVO3K/22959/2024/TCP/2024/TCP, Dated. 14.10.2024 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: 251 /2024 , Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 4/2024 , Resolution No 62/2024, Dt. 26.12.2024, Kaligoundampalayam Village Panchayat, is granted unanimously.

Kaligoundampalayam Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.12.31 21:23:06



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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

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