Layout Application - Final Approval Letter

Roc No: 01/2025-2026/Pagalpatti

Date: 1/3/26 10:53 AM

From:

Village Panchayat

Pagalpatti

To :

Tvl.P.SURESH AND S.SULOCHANA,
No.6/36, 21B, KUTTAKADU B,
KATHIR CHETTIPATTI, PAGALPATTI,
OMALUR TALUK,.

Online Application Number: RVGJR7YZ

Sir/ Madam,

Sub :

Residential Layout – Salem District Town and Country Planning Office - Salem Local Planning Area - Salem District - The proposal for Residential Layout with an extent of 1.085 Acre or 4390.80 Sq.m. in Omalur Taluk – Omalur Panchayat Union – Pagalpatti panchayat and Village – S.F.No. 180/2B1B, 1 To 23 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicants Tvl.P.SURESH AND S.SULOCHANA, Salem, Application Ref No:RVGJR7YZ (F.No.54902), Dated.29.09.2025.
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/RVGJR7YZ/54902/2025/TCP. (Road pattern issued on dated:28.10.2025)
5. Applicants Tvl.P.SURESH AND S.SULOCHANA, Salem District, Application Ref No:RVGJR7YZ(F.No.54902), (Gift deed document No:7650/2025, 7651/2025 (LOCAL BODY) &(TANGEDCO), Dated:06.11.2025).
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:28.10.2025 (requiring payment of OSR Charges), Dated:20.11.2025 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).
14. Applicants Tvl.P.SURESH AND S.SULOCHANA, Salem District, Application Ref No:RVGJR7YZ(F.No.54902), Dated.14.11.2025. (Payment of OSR Charges), Dated.22.11.2025. (Payment of Development Charges, Sub Division Charges and Centage Fee).
15. 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.
16. Tamil Nadu Government Gazette No.28, dated.10.07.2024.
17. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024
18. Pagalpatti Panchayat Resolution No. 09(07) date : 29.12.2025

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Omalur Panchayat Union, Pagalpatti Panchayat And Village, and Approving to an extent of 1.0850 Acre or 4390.80 Sq.m in the Land Bearing S.No. 180/2B1B Residential Plots Layout, 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 NO:408/2025 And PLANNING PERMISSION NO :156/2025 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, necessary Street Lights has been provided as per the standards specified by the Localbody, Public Space area of roads are donated to the Pagalpatti Village Panchayat with the document No: 7651/2025, Dated.06.11.2025, registered at the Omalur Sub-Registrar Office.

The following fees have been collected by this Panchayat:
1. Layout Approval Fee: Rs. 94,520/- (Receipt No: 2025122754902, Trans ID: 11000341836047, Dt. 27/12/2025).
2. Layout Inspection Fee: Rs. 23,000/- (Receipt No: 2025122754902, Trans ID: 11000341836047, Dt. 27/12/2025).

Therefore, Subject to Specific Conditions, Salem District, Omalur Panchayat Union, Pagalpatti Panchayat And Village, extent of 1.0850 Acre or 4390.80 Sq.m in the Land Bearing S.F.No. 180/2B1B 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/RVGJR7YZ/54902/2025/2025/TCP Dated.01/12/2025. 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: 408/2025
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.

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.

The Special Officer,BDO (VP),
Pagalpatti Panchayat.

Copy to:
1. Tvl.P.SURESH AND S.SULOCHANA,
No.6/36, 21B, KUTTAKADU B,
KATHIR CHETTIPATTI, PAGALPATTI, OMALUR TALUK,
2.The Assistant Director, Department of Land Survey and Records, Salem District.
3.Tashildar, Omalur Taluk, Salem District.
4.Block Development Officer (VP), Omalur Panchayat Union, Salem.
5.Sub-Registrar, Omalur Sub-Registrar Office, Salem District.
6.The Chairman, Tamil Nadu Real Estate Regulatory Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai-600 008.
7.Superintending Engineer, Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO), Mettur Electricity Distribution Circle, Salem District.
8.Panchayat Secretary, Pagalpatti Panchayat Office, Omalur Panchayat Union.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Salem
Date:2026.01.03 10:53:40