Layout Application - Final Approval Letter

Roc No: 1/2025-2026 **Date:** 2/9/26 7:19 PM

From:

Village Panchayat

Salem_Masinaickenpatti

To :

Mr.A.Muthuraman, Mrs.A.Amravathi, Mr.A.Elaya Thirumal,
Mrs.A.Perumayee, and Mr.A.Radhakrishnan,
D.No.: 4/249, Ramakrishnapuram,
Masinaickenpatti,
Salem District-636204.

Online Application Number: Z0TNPXDT

Sir/ Madam,

Sub :

Residential Layout - Office of the Salem District Town and Country Planning –Salem Local Planning Area - Salem District – Valapady Taluk - Ayothiyapattinam Panchayat Union – Masinaickenpatti Panchayat and Village – S.F.Nos. 34/1C2, 34/1D, 34/1E3 – Site Extent- 0.5575 Acre or 2260.00 Sq.m - Technical Clearance issued - Final approval issued - Reg.

Ref :

1. Applicant Mr.A.Muthuraman and Four Others- Online Application No. Z0TNPXDT, Dated: 28.06.2023

2. District Town and Country PlanningOffice, Salem District, Road Pattern Issued on dated: 29.08.2023

3. Applicant Mr.A.Muthuraman and Four Others, Letter dated Gift deed (Local Body) document no. 6126/2023, dated: 25.09.2023 and Gift deed (TANGEDCO) document no. 6125/2023, dated: 25.09.2023.

4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.

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.181, Housing and Urban Development Department, dated 09.12.2020.

8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.

9. Government Letter No.19113/UD4(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, Roc.No.320/2022/TCP3 dated 07.01.2022.

12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.

13. Demand payment Request letter dated 06.10.2023 (Requiring payment ofCentageCharge&Development Charge).

14. Applicant Mr.A.Muthuraman and Four Others, letter dated.10.10.2023 (Payment of Centage Charge&Development Charge)

15. Masinaickenpatti panchayat Resolution number 1 ,Date: 09.02.2026.

Body:

Order,
In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Ayothiyapattinam Panchayat Union – Masinaickenpatti Panchayat, and Approving to an extent of 0.5575 Acre or 2260.00 Sq.m in the Land Bearing S.F Nos. : 34 /1C2, 34/1D, 34/1E3 of Masinaickenpatti Village / Panchayat – 1 to 8 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.251/2023. 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 Masinaickenpatti Village Panchayat with the document no: 6126/2023 Dated: 25.09.2023 registered at the Ayothiyapattanam Sub-Registrar Office, Salem. According to the ordinance in Reference, of Layout Inspection Fees Rs. 8000 /- Payment Masinaickenpatti Account number-1, Dated. 02/06/2025. Layout Approval Fees - Rs. 64248.00 /- Transaction ID : 11000348955376, Dated. 02/06/2025. Totally 72248 /- Therefore, Subject to Specific Conditions, Salem District, Ayothiyapattinam Panchayat Union, Masinaickenpatti Village Panchayat, extent 0.5575 Acre or 2260.00 Comprised in S.F Nos. : 34/1C2, 34/1D, 34/1E3 of Masinaickenpatti Village / Panchayat 1 to 8 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/ Z0TNPXDT/13239/2023/TCP Dated. 25/10/2023 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. 251/2023. 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. Body:
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.

The Special officer ,BDO(VP),
Masinaickenpatti Village Panchayat

Copy to:
1.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
2. Ayothiyapattanam Sub-Registrar Office, Salem District.
3. Assistant Director of Rural Development (Panchayat & Audit) Collectorate, Salem East.
4.The Assistant Director, Department of Land Survey and Records, Salem District.
5.Block Development Officer (VP), Ayothiyapattinam Panchayat Union, Ayothiyapattinam, Salem.
6.Tashildar Valapady Taluk,salem district.
7.Superinteding Engineer ,Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO) Udayapatti Electricity Distribution circle,salem District
8.Panchayat Secretary, Masinaickenpatti Village Panchayat Office, Ayothiyapattinam Panchayat Union.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Salem
Date:2026.02.09 19:19:16