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Layout Application - Final Approval Letter

Roc No: 51/2025 Date: 4/7/25 6:58 PM

From:

Executive officer

13/6-12,13th ward kadayampatty kattuvalavu west. ,Kadayampatty,Kadayampatty(Tk),Salem(Dt),636351

To :

Vasanth kumar,
4/137, semmanur,
Aranganoor,
Mettur taluk - 636451

Online Application Number: FHJK249R

Sir/ Madam,

Sub :

Residential Layout – Salem District – Kadayampatti Town Panchayat- Kadayampatti Taluk – Nachinampatti village -S.F.No: 76/6A2, And 76/7A2,– Site extent of 0.3699 acre or 1497.00 sq.m – Technical Clearance issued by DTCP –Final Approval given by Local Body - Reg.

Ref :

1.Applicant Mr.Vasanthakumar s/o Mitcham,online application FHJK249R Dated: 27.11.2024.
2. Road Pattern Issued by Salem District Town and Country Planning Office dated: 23.12.2024.
3. Gift deed Document No 13922/2024 Dated:26.12.2024
4. Assistand Director of Town and Country Planning Salem Letter No.SLM/ FHJK249R /37286/2024/TCP Dt. 23.12.2024.
5. Kadayampatti Town Panchayat Council Resolution No. 195(54) Dt.28.03.2025.

Body:

With reference to the letter in the 1stcited, applicant has requested for Final approval of Layout by Local Body for the extent of 0.3699 acre or 1497.00 sq.m at Nachinampatti village S.F.No: 76/6A2, And 76/7A2. In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Salem District Town and Country Planning on 19/06/2024. Further with reference to the gift deed in the 3rd cited the applicant has submitted road and road splay areas by handing over to the local body on 26.12.2024.

With Reference to the letter 4th cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Salem District. With reference to the 5th cited The Kadayampatti Town Panchayat Council has passed resolution for final approval of the Layout with Resolution No. 195(54)Dated.28.03.2025. Hence the above Layout is given final approval with the following conditions.

Details

Layout Technical Approval No - SWP/DTCP / SALEM/ LAYOUT NO 03/2025
Layout Survey No - 76/6A2, And 76/7A2
Layout Total Area - 0.3699 acre or 1497.00 sq.m
No of Plot Sanctioned - 6 PLOTS

Conditions

1.No alteration shall be made to the plots in the plot shown in the map without permission.
2.No plot shall be sold, leased or otherwise transferred or any building erected on any plot before the fulfillment of the above two conditions.
3.If a low voltage / high voltage power line / telephone line is laid through the Layout, the line should be shifted to the edge of the road or as shown on the approved plot plan.
4.The hollow portion of the plot should be raised to street level
5.On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters apart from each other.
6.Before construction of buildings in the plot of the Layout, the permission of the Town and Country Planning or Local Body should be obtained for each building according to its measurements.
7.At the place where the Layout has been approved, the layout approved order No. and datethe council resolution number and date should be clearly mentioned and permanently published through a notice board.
8.If the proofs provided regarding the Layout approval and the documents submitted for consideration are found to be incorrect or if there is a situation which may affect the approval Permission granted to the Layout will be canceled without any prior notice.
9.A copy of the Layout approved by the Town and Country Planning Department along with a copy of this order shall be compulsorily given to the purchasers while selling the Layout.
10. If any legal case is pending related to this Layout, action will be taken to cancel the approval for the Layout without any prior notice.
11.Plots allotted to economically weaker sectionshould not be consolidated or converted. But in rural areas, if the EWS plots remain unsold after more than 3 years of approval of Layout,G.O.Ms.No. 16 Municipal Administration and Water Supply Department Dated, as on 31.01.2020 EWS plots should be applied for and proper approval obtained.
12.No use for construction of shop, warehouse and non-residential building. All areas selected for public facilities shall be used only for the uses indicated on the approved maps. The Layout should be subdivided in the land survey documents for the intended use.
13.Subdivision amount for defining the said roads as public roads during the survey period should also be paid to the Town Panchayat.
14. An open space of at least 1.5 m on each side or at least 3 m on one side only shall be left between the side boundary of the plot and the building. For plots up to 10 meters wide, a side clearance of at least 1.5 meters should be left on one side.
15.In the case of a plot located in an expansion development plan area, as per the building rules, buildings should not be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt as a garden or open yard or for personal use should be kept clean.
16.Do not level the ground more than necessary for laying the foundation, repair the landslide, dig the soil from the plot and make ditches and pits.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Salem
Date:2025.04.07 18:58:42



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