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Layout Application - Final Approval Letter

Roc No: 436/2024 Date: 2/19/25 2:24 PM

From:

Executive officer

95,Belur Main Road,Ayothiyapattanam,Valapady(Tk),Salem(Dt),636103

To :

Mr.V.Babukumar and Mr.U.K.Chitrasan, Door No.12/2-G3, Iyyangaran Apartment, Brindhavan 3rd Cross, Fairlands, Salem-636016

Online Application Number: 14T64GVS

Sir/ Madam,

Sub :

Residential Layout- Salem District – Ayothiyapattanam Town Panchayat - The proposal for Residential Layout with an extent of 2.735 Acre or 11069.00 Sq.m in S.F.No:196/5B – Valapady Taluk – Ayothiapattanam Town Panchayat - Ayothiapattanam Revenue Village - Technical Concurrence issued – Final Approved - Reg

Ref :

1. Applicants Mr.V.Babukumar and Mr.U.K.Chitrasan, Salem District, Application Ref No: 14T64GVS (F.No. 28045), Dated.22.05.2024.
2. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
3. District Town and country planning Office, Salem District Letter No: SLM/ 14T64GVS/28045/2024/2024/TCP (Road Pattern issued on dated: 06.07.2024)
4. Applicants Mr.V.Babukumar and Mr.U.K.chitrasan Salem District, Application Ref No: 14T64GVS (F.No. 28045), (Gift deed document No:4200/2024 and Gift deed document No.4199/2024, Dated: 26.07.2024 (LOCAL BODY) & (TANGEDCO)).
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.141, Housing and Urban Development Department, Dated: 23.09.2020.

8. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
9. Government Letter No.19113/Nov4(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: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
13. G.O.Ms.No:105, Housing and Urban Development Department, Dated:22.03.2005.
14. Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department(Planning Permission), Roc No.14T64GVS/ 28045/2024/2024/TCP, Dated.17.08.2024.
15. Assistant Engineer, Ayothiyapattanam Town Panchayat(G) Certified Dated.27.01.2025.
16. Ayothiyapattanam Town Panchayat Resolution No.103, Dated.04.02.2025.

Body:

As per the application of the petitioner and the orders seen in view 1 to 13, and as per the order of the Assistant Director/Member Secretary of the Salem District Local Planning Commission seen in view 14, the Technical approval / Planning permission has been issued in accordance with the special conditions and general conditions for the proposed residential plot measuring 2.735 acres or 11069.00 sq.m (Total No.of Plots – 60 Nos) in Ayothiyapattanam Revenue Village Plot No. 196/5B under Issued to the Ayothiyapattanam Town Panchayat vide Approval No. SLM/14T64GVS/28045/2024/TCP, dated 17.08.2024 (Website Application No. 14T64GVS).

Condition:
1. The general conditions stated in the order of the Assistant Director/Member Secretary (P), Local Planning Commission, Salem, as seen in the 14th view, the conditions stated in the special plot conditions and technical approval map, and the conditions stated in the government orders from two to five, all apply to this order.
2. If the evidence provided regarding the land title and the documents submitted for consideration are found to be incorrect or if there is a situation that may affect the granting of technical approval and final approval to the plot, this order will be cancelled without any prior notice.
3. The rules and instructions issued from time to time through the relevant department will apply.
4. The responsibility of properly maintaining the road, rain water drainage, drinking water facility and street lighting facilities established by the petitioner for five years or after 60 percent of the plots are developed, whichever is longer, lies with the plot owner.
5. The rain water in the plot should be connected to the Town Panchayat Existing rain water system to drain out.
6. If it is later discovered that there is any pending case in the field numbers on which the plot is to be constructed, the approval given to the plot will be cancelled without any prior notice.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Salem
Date:2025.02.19 14:24:51



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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