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Layout Application - Final Approval Letter

Roc No: Roc No. 1/2024,
Resolution No 03(76),
Dt. 06.11.2024

Date: 12/18/24 6:13 PM

From:

Village Panchayat

Pottaneri

To :

Mr.V. Kirubanandan,
H.No.40/6,Amman Apartments,
Velasamy Street, Arisipalayam,
Salem, Tamilnadu-636009,

Online Application Number: Y4W12ER9

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Mecheri Panchayat Union –Pottaneri Panchayat and village - Acknowledging and approving to an extent of 0.705 Acre or 2853.00 Sq.m in the Land Bearing S.F.No.209B/1A2A, 1 to 8 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.,

Ref :

1.Applicants Mr.V.Kirubanandan ,Salem District, Application Ref No: Y4W12ER9 (F.No.25819), Dated.10.07.2024.
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.E2/8476/2024,Dated:13.06.2024,(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/ Y4W12ER9/ 25819/2024/2024/TCP (Road pattern issued on dated: 01.07.2024).
6.Applicants Mr.V. Kirubanandan, Salem District, Application Ref No: Y4W12ER9 (F.No.25819), (Gift deed document No: 3649/2024 & 3650/2024 (LOCAL BODY) &(TANGEDCO), Dated:19.07.2024).
7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8.G.O.18,DepartmentofMunicipalAdministrationandWaterSupply,Dated:04.02.2019andG.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.181and141,HousingandUrbanDevelopmentDepartment,Dated:09.12.2020and16.07.2022.

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:01.07.2024 and 22.07.2024 (requiring payment of OSR and

Centage Fee).

15. Applicant Mr.V.Kirubanandan Salem District, Application Ref No:Y4W12ER9 (F.No.25819), Dated.

Body:

1.In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Mecheri Panchayat Union – Pottaneri Village/Panchayat, and Approving to an extent of 2853.00 Sq.m in the Land Bearing S.F.No. 209B/1A2A, 1 to 8 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is as signed as follows APPROVALNO:SWP/DTCP/SALEM/LAYOUTNO: 163/2024 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 Local body, Public Space area of roads are donated to the The Pottaneri Village Panchayat with the document no:3649/2024 Dated: 19.07.2024 registered at the Mecheri Sub-Registrar Office, Salem.
3.According to the ordinance in Reference, Layout Approval Fees of Rs. 10,000/- Payment Transaction ID: 8779b9ba-2c13-47ae-87f9-154b9447b7e2, Dated. 18/12/2024.
Layout Inspection Fees-Rs.2,000/-Transaction ID: 8779b9ba-2c13-47ae-87f9-154b9447b7e2,Dated. 18/12/2024.
Layout Approval Fees (3%Market Value Fee)Payment Challan Number 20241218015930, Challan Date 18/10/2024, Amount 7,000, Totally 19,000/-
Therefore, Subject to Specific Conditions ,Salem District, Mecheri Panchayat Union, Pottaneri Village Panchayat , extent of 2853.00 Sq.m in the Land Bearing S.F.No. 209B/1A2A, 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/Y4W12ER9/25819/2024/2024/TCP, Dated. 27.07.2024 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: 163/2024. 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.ApprovedlayoutPlotsshouldbeusedforconstructionofhouseonly.Nodangerousorobnoxious 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.

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 in land 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 local body is not permitted.
It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,
Pottaneri Village Panchayat

Copy to:

1.Mr.Kirubanandan
H.No.40/6,
Amman Apartments,
Velasamy Street,
Arisipalayam,
Salem,Tamilnadu-636009

2.The Assistant Director,
Department of Land Survey and Records,
Salem District,

3.Tashildar, Mettur Taluk,
Salem District.

4.Sub-Registrar,
Mecheri Sub-Registrar Office,

5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A,CMDA
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6.Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Mettur Electricity Distribution Circle,
Salem District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.12.18 18:13:38



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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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We're honored to be part of your real estate journey

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