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Layout Application - Final Approval Letter



Roc No: 1/2025

Date: 2/28/25 6:36 PM

From:

Village Panchayat

Kootathupatti

To :

Mr.R.Senthilnathan,
D.No:241-F, Brindavan Road,
4th Cross,,Fairlands, Alagapuram,
Salem Taluk, Salem-636016.

Online Application Number:

9AFQGCTN

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 6.953 Acre (28139.00 Sq.m) Comprised in S.F Nos. 116/3B, 117/5A and 117/6A of Kootathupatti Village / Panchayat – and S.F Nos.73/1A2, 73/2A, 73/2B, 73/2C, 74/1A2A and 74/1B1A of Palapatti Village - Ayothiyapattanam Panchayat Union – Valapady Taluk- Salem District - Technical Concurrence issued -reg

Ref :

1. Applicant Mr.R.Senthilnathan, Application Ref No: SLM/ 9AFQGCTN / 28561/2024/TCP4, Dated.03.06.2024.
2. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 20.09.2024.
3. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. 9AFQGCTN2024-TCP4, (LP / DTCP No. 80/ 2024) , dated 28.10.2024.
4. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.
6. Applicant Mr.R.Senthilnathan, Application Ref No: 9AFQGCTN -2024-TCP4/2024/TCP, (Gift deed document No:5496/2024,dated.07.10.2024 and 5497/2024, Dated.30.09.2024 (LOCAL BODY) &(TANGEDCO).

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
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: 15.11.2024 (requiring payment of Centage Fee, Sub Division Charges and Development Charges).
15. Applicant Mr.R.Senthilnathan, Application Ref No: 9AFQGCTN/ 2024/TCP4, Dated:16.11.2024.(Payment of Centage Fee, Sub Division Charges and Development Charges).
16. Payment details Armed Force Flag day Fund received from the applicant on:18.11.2024.
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, Ref : 14.10.2019, 05.02.2020 and 14.08.2021.
18. Joint Director Agricultural Department, Salem District Letter No.E2/7455/2024, Dated:27.05.2024.
19. Tamil Nadu Gazette No.28, dated:10.07.2024.
20. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Ayothiyapattinam Panchayat Union – Kootathupatti Panchayat, and Approving to an extent of 28139.00 Sq.m in the Land Bearing S.F Nos. 116/3B, 117/5A and 117/6A of Kootathupatti Village / Panchayat – and S.F Nos.73/1A2, 73/2A, 73/2B, 73/2C, 74/1A2A and 74/1B1A of Palapatti Village - 1 to 171 Residential Plots Layout, The 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: 80/2024 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 Localbody, Public Space area of roads are donated to the Kootathupatti Village Panchayat with the document no: 5496/2024 Dated: 07.10.2024 registered at the Ayothiyapattinam Sub-Registrar Office, Salem.
3. According to the ordinance in Reference, Layout Approval Fees of Rs. 368460/- Payment Transaction ID : d36ef4e4-c033-45b8-b8b6-fb979d0541fd, Dated. 04/02/2024. Layout Inspection Fees - Rs. 171000/- Transaction ID : d36ef4e4-c033-45b8-b8b6-fb979d0541fd, Dated. 04/02/2024.

Layout Approval Fees (3 % Market Value Fee) Payment Challan Number 20241120046030, Challan Date 21/11/2024, Amount 106385, Totally 645845/-

Therefore, Subject to Specific Conditions, Salem District, Ayothiyapattinam Panchayat Union, Kootathupatti

Village Panchayat, extent of 28139.00 Sq.m) Comprised in S.F Nos. 116/3B, 117/5A and 117/6A of Kootathupatti Village / Panchayat – and S.F

Nos.73/1A2, 73/2A, 73/2B, 73/2C, 74/1A2A and 74/1B1A of Palapatti Village 1 to 171 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/ 9AFQGCTN / 28561/2024/TCP4/2024/TCP, Dated. 18.11.2024 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: 80/2024. 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.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 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.

Copy to:

2.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.

3. Ayothiyapattinam Sub-Registrar, Salem District.

4.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Salem.

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

6.Block Development Officer (VP), Ayothiyapattinam Panchayat Union, Ayothiyapattinam, Salem.

7.Panchayat Secretary, Kootathupatti Village Panchayat Office, Ayothiyapattinam Panchayat Union. Kootathupatti

Roc No. 1/2025, Resolution No 5, Dt. 24.02.2025, Wensdayat 11.00 am, the ordinary meeting of Kootathupatti

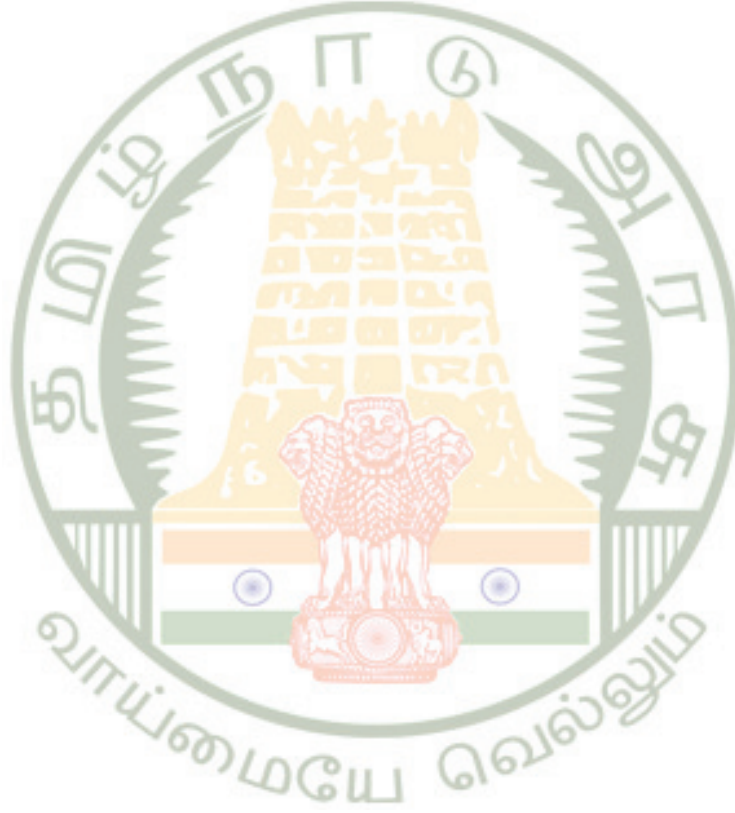
Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Special Officer Ayothiyapattinam , Salem District.

District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/ 9AFQGCTN / 28561/2024/TCP4/2024/TCP, Dated. 18.11.2024 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 : APPROVAL NO:
SWP/DTCP/SALEM/LAYOUT NO: 80/2024, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 1/2024, Resolution No 5, Dt. 26.02.2025, Kootathupatti Village Panchayat, is granted unanimously.

Kootathupatti Village Panchayat.

Village



Signature valid

Signed by: Village Panchayat President
Location: Salem
Date: 2025.02.28 18:36:25





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