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Layout Application - Final Approval Letter



Roc No: Roc No. 1/2024,
Resolution
No.06(291), Dt.
From: 24.12.2024

Date: 12/30/24 2:08 PM

Village Panchayat

Thalaivasal, Salem 636112

To :

Mr.P.Srinivasan,
D.No-533, Papankaadu,
Kattukottai, Kaniyamur, Chinnasalem,
Kallakurichi District-606 201

Online Application Number:

NJNROVNQ

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Thalaivasal Panchayat Union – Thalaivasal Panchayat and village - Acknowledging and approving to an extent of 1.10 Acre or 4452.00 sq.m-in the Land Bearing S.F.No:117/2A1B, 1 to 17 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.,

Ref :

- 1.Applicant Mr.P.Srinivasan, Application Ref No: SLM/ NJNROVNQ/34960/2024/TCP, Dated.06.11.2024.
- 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/ 16591/2024, Dated: 07.11.2024. (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/ NJNROVNQ/34960/2024/2024/TCP (Road pattern issued on dated: 02.12.2024)
- 6.Applicant Mr.P.Srinivasan, Application Ref No: SLM/ NJNROVNQ / 34960/2024/TCP, (Gift deed document No: 3996/2024,Dated.12.12.2024 and 3995/2024, Dated.12.12.2024 (LOCAL BODY) & (TANGEDCO).
- 7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

P. Srinivasan

- 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:02.12.2024 and 14.12.2024 (requiring payment of OSR Fees, Development Charges, Sub Division Charges and Centage Fee).
15.Applicant Mr.P.Srinivasan, Application Ref No: SLM/ NJNROVNQ / 34960/2024/TCP, Dated.13.12.2024 and 14.12.2024.(Payment of OSR Fees, Development Charges, Sub Division Charges and Centage Fee).
16.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.
17.Tamil Nadu Gazette No.28, dated.10.07.2024.
18.Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.

Body:

- 1.In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Thalaivasal Panchayat Union – Mummudi Village, Thalaivasal Panchayat, and Approving to an extent of 1.10 Acre or 4452.00 sq.m in the Land Bearing S.F.No: 117/2A1B, 1 to 17 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: 325/2024 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 Thalaivasal Village Panchayat with the document no: 3996/2024 Dated: 12.12.2024 registered at the Thalaivasal Sub-Registrar Office, Salem.
- 3.According to the ordinance in Reference, Layout Approval Fees of Rs. 19000/- Payment Transaction ID : 0e669f34-d89f-4b41-95f5-226a6ba54262, Dated. 27/12/2024. Layout Inspection Fees-Rs. 5000/-Transaction ID: 0e669f34-d89f-4b41-95f5-226a6ba54262,Dated. 27/12/2024. Layout Approval Fees (3%MarketValueFee) Payment Challan Number 20241227027134, Challan Date 27/12/2024, Amount 22,000, Totally 46,000/- Therefore, Subject to Specific Conditions, Salem District, Thalaivasal Panchayat Union, Mummudi Village, Thalaivasal Panchayat , extent of 1.10 Acre or 4452.00 sq.m in the Land Bearing S.F.Nos:117/2A1B, 1 to 17 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/NJNROVNQ/34960/2024/TCP, Dated. 16.12.2024 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: 325/2024. 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 Plot 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.
- 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,
Thalaivasal Village Panchayat

Copy to:

1.Mr.P.Srinivasan ,
D.No-533, Papankaadu,
Kattukottai, Kaniyamur,
Chinnasalem,
Kallakurichi District-606 201

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

3.Tashildar,
Thalaivasal Taluk,
Salem District.

4.Sub-Registrar,
Thalaivasal Sub-Registrar Office,
Salem District,

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),
Udayapatti Electricity Distribution Circle,
Salem District.

Village

Signature valid

Signed by: Village Panchayat President
Location: Salem
Date: 2024.12.30 14:08:54



P. Srinivasan

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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real estate journey

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