Town and Country Planning Department(Planning Permission)

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

ROC No. SLM/A4ZOF29J/49294/2025/TCP/2026/TCP Date : 09/02/2026

From:

Joint Director / Deputy Director / Assistant Director

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

To :

The Special Officer/Block Development Officer,
Vellar Panchayat,
Vellar Village,
Mecheri Panchayat Union,
Mettur Taluk, Salem District.

Sir/ Madam,

Sub : Residential Layout- District Town and Country Planning Office, Salem – The proposal for Residential Layout with an extent of 5.44 Acre (22000.00 Sq.m)- Comprised in S.F No. 13/3 – Vellar Panchayat and Village - Mecheri Panchayat Union – Mettur Taluk - Salem District - Technical Clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.K. Srinivasan and Mr.R.Ashokan, Salem District, Application Ref No: SLM/A4ZOF29J/49294/2025/TCP, Dated.08.07.2025.
2.Road pattern plan approved by The Director of Town and country planning Office, Chennai, dated: 25.10.2025.
3.Plot pattern Technical Concurrence issued by The Director of Town and country planning, Chennai vide Reference No. A4ZOF29J-2025-TCP4, (LP / DTCP
No.06/2026) , dated.20.01.2026.
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.Applicants Mr.K. Srinivasan and Mr.R.Ashokan, Salem District, Application Ref No: A4ZOF29J-25-TCP4/2025/TCP, (Gift deed document Nos:39/2026 and
38/2026, Dated:05.01.2026. (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/UD4(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: 22.01.2026 (requiring payment of Centage Fee, Sub Division Charges and Development Charges).
15.Applicants Mr.K. Srinivasan and Mr.R.Ashokan, Salem District, Application Ref No: A4ZOF29J/49294/2025/TCP4, Dated.24.01.2026. (Payment of
Centage Fee, Sub Division Charges and Development Charges).
16.Payment details Armed Force Flag day Fund received from the applicant on.07.02.2026.
17.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.
18.Joint Director, Agricultural Department, Salem District, Letter No.E2/9228/2025, Dated:11.07.2025.
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.
21.G.O.(M.s).No.155, Housing and Urban Development Department, Dated: 08.10.2025.

With reference to the letter in the 1st cited, The application seeking technical clearance for proposed formation of Residential Layout to an
extent of 5.44 Acre (22000.00 Sq.m) in the land bearing S.F.No.13/3, Vellar Panchayat and Village, Mecheri Panchayat Union, Mettur Taluk, Salem
District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved
by the Director of Town and Country Planning, Chennai vide 2nd cited above and on receipt of gift deed no. 39/2026 and 38/2026, (gifted to Local
Body and TANGEDCO), dated.05.01.2026 from the applicant through online the technical concurrence for the above said layout is issued LP / DTCP
No.06/2026 by Director of Town and Country Planning, subject to the following special conditions vide 3rd cited above.

In the continuation, with reference to the letter in the 14th cited, Demand for Site has been issued by the Assistant Director, Salem District Town and
Country Planning on 22.01.2026. Further the applicant has paid Centage Charge, Subdivision Charges and Development Charges on 24.01.2026. Hence,
The Technical Clearance is issued to the said Residential layout subject to the following conditions.

The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6 th
cited above to The The Special Officer/Block Development Officer, Vellar Panchayat, Mecheri Panchayat Union and it has been forwarded with it for
further action.

1.The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.
2.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be
forwarded to this office for record.
3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the
office of the Assistant Director of Survey and land records concerned for appropriate action/information.
4.Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the
requisite charges for making mutation in the Tamil Nilam / Collabland website.
5.The applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is sole
responsibility of the concerned local body to ensure this before issuing final approval.

Special Conditions:

1.a) With reference to the 8th and 10th cited G.O., if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including
the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees and issue the
final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with
the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water
drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2.(EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold
after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020 should be
applied in appropriate permission for amalgamation of EWS plots.

3.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park

areas S.F. No sub-division in favour of concern local body.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu
Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in
any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with
the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

5. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally
certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified
in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must
individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the
appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. If a high or Lower voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

7. The local body shall issue the final approval to the applicant(s) directly after ensuring the applicant has laid Empty pipes (large size Hume pipes /
HDPE pipes) of minimum width of 0.15m in diameter along the outer edges of the layout roads in order to accommodate telecommunication cable as
per G.O.155 Housing and Urban Development Department, dated: 08.10.2025.

7. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs. 33,000/- dt.08.07.2025,
Centage Charges : Rs. 33,000/- dt.24.01.2026.
Development Charges : Rs. 44,000 /- dt.24.01.2026.
Subdivision Charges : Rs. 44,000 /- dt.24.01.2026.

Flag Day Fund :Rs. 6,600/- date.07.02.2026 in favour of “Armed Force Flag Day Fund” Online receipt number : FD/FUND/1907164, Bank Ref no.
IP260386993135.

General Layout Conditions

1.Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved
by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2.The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3.No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two
conditions.
4.The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public
purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as
per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5.If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on
the approved Layout Plan.
6.The hollowed part of the layout should be raised to street level.
7.On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road
boundary.

8.The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained
permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises
regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed
document) of handover of the public open spaces to the local body concerned.
10.Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be
permanently published at the entrance of the layout without any change / release fir public view through a 60CM X 120 CM permanent Display board
along with the details of resolution number and date of approval of the layout.
11.The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can
be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a
situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted
to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13.A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the
purchasers while selling plots for sale.

Copy to:

1.Mr.K. Srinivasan and Mr.R.Ashokan,
Door No. G-7, Block-3,
Visalatchi Apartment,
Gandhi Road, Salem – 636 007.

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,
Salem District.

5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block, I Avenue,
Anna Nagar (East), Chennai – 600102.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	33000	08/07/2025
2	OSR Fee		
3	Centage Charges	33000.00	24/01/2026
4	Development Charges	44000.00	24/01/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	44000.00	24/01/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Salem District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Salem
Date:2026.02.09 12:24:13