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Layout Application - Final Approval Letter

Roc No: 01/2025-2026/U.Maramangala

Date: 4/18/25 7:48 PM

From:

Village Panchayat

U.Maramangalam Village Panchayat Office,Omalur, Salem

To :

Mr.R.Dhanasekar,
Door No-12/8, VOC Street,Salem Town,
Salem District-636005

Online Application Number: U22UEJ3K

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office – Salem Non Planning Area - The proposal for Residential Layout with an extent of 2.43 Acre or 9833.86 sq.m- S.F.No: 66/2B – U.Maramangalam Panchayat and Villlage– Omalur Panchayat Union – Omaur Taluk - Salem District - Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1.Applicant Mr.R.Dhanasekar, Application Ref No: SLM/U22UEJ3K/ 39724/2025/TCP, Dated.30.01.2025.
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/ 21475/2024, Dated: 25.01.2025. (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/U22UEJ3K/39724/2025/TCP(Road pattern issued on dated: 18.02.2025)
6.Applicant Mr.R.Dhanasekar, Application Ref No: SLM/ U22UEJ3K / 39724/2025/TCP, (Gift deed document No:1806/2025, Dated.21.02.2025 and 1807.2025, Dated.21.02.2025 (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 WaterSupply, Dated04.02.2019 and G.O.16 Department of Municipal Administration and WaterSupply, 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:18.02.2025 and 25.02.2025 (requiring payment of OSR Fees, Development Charges, SubDivision Charges and
Centage Fee).
15.Applicant Mr.R.Dhanasekar, Application Ref No: SLM/ U22UEJ3K / 39724/2025/TCP, Dated.24.02.2025 and 25.02.2024.(Payment of OSR Fees,
Development Charges, SubDivision 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.
19. U.Maramangalam Panchayat Resolution No.37(2) Dated.18.04.2025.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Omalur Panchayat Union, U.Maramangalam Village Panchayat, and Approving to an extent of 2.43 Acre or 9833.86 Sq.m in the Land Bearing S.No. 66/2B Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/SALEM/LAYOUT NO:61/2025 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 U.Maramangalam Village Panchayat with the document No: 1806/2025, Dated.21.02.2025 registered at the Omalur Sub-Registrar Office.
1.Layout Approval Fee – Rs.49000/- Transaction ID 0481d380-9c17-4d3e-9c3e-8e90e503c037, Dated.18.04.2025.
2.Layout Inspection Fee - Rs.211702/- Transaction ID : 0481d380-9c17-4d3e-9c3e-8e90e503c037, Dated.18.04.2025.
Therefore, Subject to Specific Conditions, Salem District, Omalur Panchayat Union, U.Maramangalam Panchayat , extent of 2.43 Acre or 9833.86 Sq.m in the Land Bearing S.No. 66/2B 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/U22UEJ3K/ 39724/2025/TCP/2025/TCP Dated.27.02.2025. and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/ SALEM/ LAYOUT NO: 61/2025
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.
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 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.

The Special Officer,BDO (VP),
U.Maramangalam Village Panchayat.

1. Mr.R.Dhanasekar, Door No-12/8, VOC Street,Salem Town, Salem District-636005.
2.The Assistant Director, Department of Land Survey and Records, Salem District.
3.Tashildar, Omalur Taluk, Salem District.
4.Block Development Officer (VP), Omalur Panchayat Union, Salem.
5.Sub-Registrar, Omalur Sub-Registrar Office, Salem District.
6.The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore, Chennai-600 008.
7.Superintending Engineer, Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO), Mettur Electricity Distribution Circle, Salem District.
8.Panchayat Secretary, U.Maramangalam Panchayat Office, Omalur Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2025.04.18 19:48:33



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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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