Layout Application - Final Approval Letter

Roc No: 731/2026/T2 **Date:** 5/6/26 7:39 PM

From:

Village Panchayat

Vellar

To :

Mr.K. Srinivasan And R. Ashokan,
Door No. G-7,
Block 3-Visalatchi Appartment,
Ganthi Road, Salem District.

Online Application Number: A4ZOF29J

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Mecheri Panchayat Union – Vellar Panchayat The proposal for Residential Layout with an extent 5.44 Acre or 22014.9 sq.m – Mettur Taluk – Mecheri Panchayat Union – Vellar Panchayat and Villlage- S.F.Nos: 13/3 Residential Plot No 1 to 104 Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Local Body Final Approval issued reg.

Ref :

1.Applicants Mr.K. Srinivasan And R. Ashokan, Door No. G-7, Salem district Application Ref No: SLM/A4ZOF29J/49294/2025/TCP, Dated: 09.02.2026.
2.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3.Joint Director Agriculture department, Salem Letter No.E2/9228/2025, Dated: 11.07.2025.
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: ROC.NO. SLM/A4ZOF29J/49294/2025/TCP Dated: 09.02.2026
6.Applicants. Mr.K. Srinivasan And R. Ashokan, Door No. G-7, Salem district Application Ref No: SLM/A4ZOF29J/49294/2025/TCP, (Giftdeed document No: 39/2026, Dated: 05.01.2026 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.181and141, 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 Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022.
13.Demand payment Request Letter, Dated: 05.05.2026 (requiring payment of Aproved Charges, Convertion and inspection Fee).
14.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.
15.Tamil Nadu Gazette No.28, Dated:10.07.2024.
16.Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated: 30.07.2024
17.G.O.(M.s).No.155, Housing and Urban Development Department, Dated: 08.10.2025.
18.Joint Director / Deputy Director / Assistant Director No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.
19.Applicants Mr.K. Srinivasan And R. Ashokan Door No. G-7, Salem district Application Ref No: SLM/A4ZOF29J/49294/2025/TCP, Dated: 09.02.2026 (Payment of Development Charges and Sub Division Charges), Dated: 24.01.2026 (Payment of Centage Fee).
20.Online application of Mr.K. Srinivasan And R. Ashokan, Door No. G-7, Inspection Fee And Approval Fees Amount paid Rs.: 577933/-(Rs.473933+104000) Receipt No. 2026050549294 Date. 05.05.2026 (Transation ID: 11000362555835)
21.Site Land Convertion Fee Rs. 89760/- Paid to Government Head Vide E-Challan: 20260502008457 Date: 02-May-2026
22.Details of payment for information board Fee Rs.10000/- Paid to Vellar Panchayat SNA Account ref: 612556825682 Transaction Date : 05.05.2026
23.Site inspection And Certificate of Completion of basic Amenities Received From Union Engineer, Mecheri. Date:21-April-2026.
24.Block Development Officer(V.P),Mecheri Approval No.731/2026/T2 Date: 21.04.2026
25.Vellar panchayat Resolution No: 403, Dt. 11.03.2026

Body:

Body:
Order,
1.In the Letter from the Assistant Director Town and Country Planning Department (PlanningPermission), Salem District, issued to Salem District, Mecheri Panchayat Union – Vellar Panchayat The proposal for Residential Layout with an extent 5.44 Acre or 22014.9 sq.m – Mettur Taluk – Mecheri Panchayat Union – Vellar Panchayat and Villlage- S.F.Nos: 13/3 Residential Plot No 1 to 104 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:224/2023 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 Vellar Village Panchayat with the document no: 39/2026, Dated: 05.01.2026 registered at the Mecheri Sub-Registrar Office, Salem.
3.According to the Guide line, Layout Aproval, Inspection Fee And Approval Fee Paid Amount Rs. : 577933/-(Rs.473933+104000) Receipt No. 2026050549294 Date. 05.05.2026.
4.Site Convertion Fee Rs. 89760/- Paid to Government Head Vide E-Challan: 20260502008457 Date: 02-May-2026
5.Vellar Village Panchayat Special Officer Roc No. 731/2026/T2, Resolution No: 403, Dt. 11.03.2026, Wednesday at 11.00 am, the ordinary meeting of Vellar Panchayat was held in the Panchayat Office. Details of the actions taken in the meeting at that time are as follows. The Special Officer : Thiru. S.Vasudevaprabhu, Panchayat The Special Officer Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department SLM/A4ZOF29J/49294/2025/TCP, Dated: 09.02.2026 and Residential Layout Technical Clearance /Concurrence /Planning Permission issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO:224/2023. Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 731/2026/T2, Resolution No: 403, Dt. 11.03.2026, Vellar Village Panchayat, is granted unanimously. Therefore, Subject to Specific Conditions, Salem District, Mecheri Panchayat Union, – Vellar Panchayat The proposal for Residential Layout with an extent 5.44 Acre or 22014.9 sq.m – Mettur Taluk – Mecheri Panchayat Union – Vellar

Panchayat and Villlage- S.F.Nos: 13/3 Residential Plot No 1 to 104 It is here by 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/A4ZOF29J/49294/2025/TCP, Dated: 09.02.2026 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:224/2023. Planning permission No. 06/2026 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 orobnoxious 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 be at sole responsibility for civil suits arising out of deed registration sand changes inland ownership

9.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.

10.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 Panchayat Office, Vellar without any prior notice.

11.The Plot Purchaser Should ascertain the Ownership of the land/ This Vellar Village panchayat will not take responsibility regarding Land dispute/civil Suits if any regarding the Lay out.

12.A copy of the plan approved by the Panchayat Office,Vellar along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

13.Construction of high voltage/low voltage powerlines 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

14.It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

15.No Subdivision/ Change in usage/ combining of plots allowed in respect of plots allotted to Economically weaker section namely plot No. 52-61, 64-70,88-93, 97 and 98.

The Special Officer,
Vellar Village Panchayat

To.
Mr.K. Srinivasan And R. Ashokan,
Door No. G-7,
Block 3-Visalatchi Appartment,
Ganthi Road, Salem District.

Copy to:

1.Salem District,JointDirector /Deputy Director/ Assistant Director, District Town and Country Planning Department, Salem.

2.Mecheri Sub-Register, Mecheri Sub-Register Office, Salem District.

3.Submitted to Assistant Director of Rural Development (Panchayat), Collectorate, Salem.

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

5.Block Development Officer (BP)/(VP), Mecheri Panchayat Union, Mecheri, Salem.

6.Deputy Block Development Officer (Zonal-I), Mecheri Panchayat Union, Mecheri, Salem.

7.Panchayat Secretary,Vellar Village Panchayat Office, Mecheri.

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2026.05.06 19:39:45

Village