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Layout Application - Final Approval Letter

Roc No: Roc No. 1, Res No. 01, Dt.15.4.2025 and 05, Dt.9.4.2025

Date: 4/22/25 11:37 AM

From:

Village Panchayat

Vadakumarai

To :

Mr. S.Sonudhar (Power Agent),
D.no.1002, Chenrayagoundanur,
T.K.Rachamangalam,
Tirupathur-635653.

Online Application Number: YJYJYPJM

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Thalaivasal Panchayat Union – Vadakumarai and Deviyakurichi Panchayats and Vadakumarai and Deviyakurichi Panchayat Villages, - Acknowledging and approving to an extent of 5.60 Acre or 22662.40 Sq.m in the Land Bearing S.F.No. Vadakumarai Panchayat and Village - S.F.Nos: 1/1A, 2/1A and Deviyakurichi Panchayat and Village – S.F.Nos: 118/4, 118/10, 1 to 122 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicant Mr. S.Sonudhar (Power Agent), Salem District, Application Ref No: YJYJYPJM (F.No.22188), Dated.31.01.2024.
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. E2/21576/2023, Dated: 12.12.2023 and E2/8917/2024, Dated: 13.06.2024 (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/ YJYJYPJM/22188/2024/2024/TCP (Road pattern issued on dated: 26.06.2024)
6. Applicant Mr.S.Sonudhar (Power Agent), Salem District, Application Ref No: YJYJYPJM (F.No.22188), (Gift deed document No:2059/2024 & 2060/2024 (LOCAL BODY) &(TANGEDCO), Dated: 01.07.2024).

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: 22.07.2024 (requiring payment of Centage Fee).
15. Applicant Mr.S.Sonudhar (Power Agent), Salem District, Application Ref No: YJYJYPJM (F.No.22188), Dated. 23.07.2024 (Payment of 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. Block Development officer, Thalaivasal Panchayat Union road certificate Letter No.4110/2022, Dated.05.10.2023.

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Thalaivasal Panchayat Union – Vadakumarai and Deviyakurichi Panchayats and Vadakumarai and Deviyakurichi Villages and Approving to an extent of 5.60 Acre or 22662.40 Sq.m in the Land Bearing S.F.No. Vadakumarai Panchayat and Village - S.F.Nos: 1/1A, 2/1A and Deviyakurichi Panchayat and Village – S.F.Nos: 118/4, 118/10, 1 to 122 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: 170/2024 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 Village Panchayat with the document no.: 2059/2024, Dated 1.7.2024 registered at the Thalaivasal Sub-Registrar Office, Salem.
3. According to the ordinance in Reference, Layout Approval Fees of Rs. 1,22,000/- Payment Transaction ID: 16c7354c-fcf5-4093-b696-720f0cc69a5a, Dated. 11/04/2025.
Layout Inspection Fees - Rs. 2,500/- Payment Transaction ID: 16c7354c-fcf5-4093-b696-720f0cc69a5a, Dated. 11/4/2025.
Layout Inspection Fees - Rs. 1,11,500/- Indian Bank eChallan Reference Number: 901528458, Dated. 9/4/2025 for Vadakumarai Village Panchayat SNA Account
Layout Inspection Fees - Rs. 46,500/- Indian Bank eChallan Reference Number: 901603025, Dated. 9/4/2025 for Deviyakurichi Village Panchayat SNA Account
Layout land conversion charges, Rs. 8,07,300/- Payment Transaction ID : 20250407006826, Dated 7/4/2025, Totally 10,89,800/-
4. Roc No. 1, Vadakumarai Resolution No. 01, Dt.15.4.2025, Tuesday 11.00 am and Deviyakurichi Resolution No. 05, Dt.9.4.2025, Wednesday at 11.00 am, the ordinary meeting of Vadakumarai and Deviyakurichi Panchayats Special Officer was held in the respective Panchayat Offices. Details if the actions taken in the meeting at that time are as follows. Special Officer, Vadakumarai and Deviyakurichi Village Panchayats, Thalaivasal, Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/YJYJYPJM /22188/2024/2024/TCP, Dated. 03/08/2024 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: 170/2024, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 1, Resolution No. 01, Dt.15.4.2025 and 05, Dt.9.4.2025, Vadakumarai and Deviyakurichi Village Panchayats, is granted unanimously.
Therefore, Subject to Specific Conditions, Salem District, Thalaivasal Panchayat Union, Vadakumarai and Deviyakurichi Village Panchayat, extent of 5.60 Acre or 22662.40 Sq.m in the Land Bearing S.F.No. Vadakumarai Panchayat and Village - S.F.Nos: 1/1A, 2/1A and Deviyakurichi Panchayat and Village – S.F.Nos: 118/4, 118/10, 1 to 122 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/YJYJYPJM /22188/2024/2024/TCP, Dated. 03/08/2024 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: 170/2024. 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.
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.

Special Officer,
Vadakumarai and Deviyakurichi Village Panchayats.

To.
1.Mr. S.Sonudhar (Power Agent),
D.no.1002, Chenrayagoundanur,
T.K.Rachamangalam,
Tirupathur-635653.

Copy to:
2. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
3. Sub-Registrar, Sub-Registrar Office, Thalaivasal, 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), Thalaivasal Panchayat Union, Thalaivasal, Salem.
7. Panchayat Secretary, Vadakumarai and Deviyakurichi Village Panchayat Office, Thalaivasal Panchayat Union.

Vadakumarai and Deviyakurichi Village Panchayats

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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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