Layout Application - Final Approval Letter

Roc No: 01/2024-2025/Vembadithalam

Date: 11/29/24 1:47 PM

From:

Village Panchayat

VEMBADITHALAM

To :

K Anbalagan P Senthilkumar M Nallammal
D.No.7/2 Bharathiyar St,
Mallasamudram,Thiruchengode,
Namakkal,637503.

Online Application Number: J216BQ3D

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 1.087 Acre or 4400.00 sq.m - S.F.Nos. 5/2B,5/3E - Vembadithalam Panchayat and Village – Veerapandi Panchayat Union - Salem South Taluk - Salem District - Technical Concurrence issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr.K.Anbalagan, Mr.P.Senthilkumar and Mrs.M.Nallammal Application Ref No:SLM/J216BQ3D/29571/2024/TCP, Dated 22.07.2024.
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. E2/10832/2024, Dated.29.07.2024. (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/J216BQ3D/29571/2024/TCP (Road pattern issued on dated: 29.08.2024)
6. Applicants Mr.K.Anbalagan, Mr.P.Senthilkumar and Mrs.M.Nallammal Application Ref No: SLM/J216BQ3D/29571/2024/TCP, (Gift deed document No: 6537/2024, Dated.24.09.2024 and 6536/2024, Dated 24.09.2024 (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 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:29.08..2024 and 30.09.2024 (requiring payment of OSR Fees, Development Charges, Sub Division Charges and Centage Fee).
15. Applicants Mr.K.Anbalagan, Mr.P.Senthilkumar and Mrs.M.Nallammal Application Ref No: SLM/J216BQ3D/29571/2024/TCP, Dated. 27.09.2024 and 30.09.2024.(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
19.Vembadithalam Panchayat Resolution No. 11/11 Dated.23.11.2024, Friday at 11.00 am, the ordinary meeting of Vembadithalam Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Mrs.R.Tamilarasi, Panchayat President. 12 Ward Members including the Panchayat President. Salem District.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Veerapandy Panchayat Union, Vembadithalam Village Panchayat, and Approving to an extent of 1.087 Acre or 4400.00 Sq.m in the Land Bearing S.No. 5/2B,5/3E 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 APPROVAL NO. 238/2024 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 Vembadithalam Village Panchayat with the document No: 6537/2024, Dated.24.09.2024 registered at the Magudanchavadi Sub-Registrar Office.

1.Layout Approval Fee – Rs 17600.00/- Transaction ID 6bb30130-bd53-457a-a3b0-99a041b407bc, Dated. 28.11.2024
2.Layout Inspection Fee - Rs.28000/- Transaction ID : 6bb30130-bd53-457a-a3b0-99a041b407bc, Dated. 28.11.2024.

Therefore, Subject to Specific Conditions, Salem District, Veerapandy Panchayat Union, Vembadithalam Panchayat , extent of 1.087 Acre or 4400.00Sq.m in the Land Bearing S.No. 5/2B,5/3E 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/J216BQ3D/29571/2024/TCP/2024/TCP, Dated. 04.10.2024 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: 238/2024 AND PLANNING PERMISSION NO: 238/2024 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.

President,

Vembadithalam Village Panchayat.
Copy to:
1.Mr. K Anbalagan, Mr.P Senthilkumar,and Mrs,MNallammal, D.NO.7/2 Bharathiyar St, Mallasamudram,Thiruchengode, Namakkal-637503.
2.The Assistant Director, Department of Land Survey and Records, Salem District.
3.Tashildar, Salem South Taluk, Salem District.
4.Block Development Officer (VP), Veerapandy Panchayat Union, Salem.
5.Sub-Registrar, Magudanchavadi 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 DistributionCorporation Limited (TANGEDCO), Mettur Electricity Distribution Circle,Salem District.
8.Panchayat Secretary, Vembadithalam Panchayat Office, Veerapandy Panchayat Union.

President,

Vembadithalam Village Panchayat.
Enclosure :
1.Layout original map and Condition – 1 set

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.11.29 13:47:41