

Layout Application - Final Approval Letter



Roc No: 01/2026-2027/Sarvai
Pudur

Date: 4/25/26 7:42 PM

From:

Village Panchayat

Sarvoy Pudur

To :

Mrs.G.Aruna and Mr.N.Rameshkumar,
D.No-5/180, Rathinammal Thottam,
Surakkadu,Sadasivapuram,
Thalaivasal,Salem,636121.

Online Application Number:

H99T0B03

Sir/ Madam,

Sub :

Residential Layout – Salem District Town and Country Planning Office - Salem District –Non Planning Area
- The proposal for Residential Layout with an extent of 1.392 Acre or 5635.00 sq.m in Thalaivasal Taluk –
Thalaivasal Panchayat Union – Sarvai Pudur Panchayat and Sarvai Village – S.F.No : 20/1B, 1 To 24
Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning
Department (Planning Permission) - reg.

Ref :

- 1.Applicants Mrs.G.Aruna and Mr.N.Rameshkumar, Salem district, Application Ref No: SLM/H99T0B03/53605/2025/TCP, Dated.03.09.2025.
- 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/ 12784/2025, Dated: 16.09.2025 (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/ H99T0B03/ 53605/2025/TCP (Road pattern issued on dated: 20.09.2025)
- 6.Applicants Mrs.G.Aruna and Mr.N.Rameshkumar, Salem district, Application Ref No: SLM/H99T0B03/53605/2025/TCP, (Gift deed document No: 3184/2025 and 3183/2025, Dated.06.10.2025 (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 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: 20.09.2025 and 08.01.2026 (requiring payment of OSR Fees, Development Charges, Sub Division Charges and Centage Fee).
- 15.Applicants Mrs.G.Aruna and Mr.N.Rameshkumar, Salem district, Application Ref No: SLM/H99T0B03/536052025/TCP, Dated.07.01.2026 and 08.01.2026 (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.G.O.(M.s).No.155, Housing and Urban Development Department, Dated: 08.10.2025.
- 20.Payment of Land conversion charges 3% of guideline value received from the applicant respectively on : 25.04.2026
21. Sarvai Pudur Panchayat Resolution No. 121, date.13.03.2026.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Thalaivasal Panchayat Union, Sarvai Pudur Village Panchayat, and Approving to an extent of 1.392 Acre or 5635 Sq.m in the Land Bearing S.No. 20/1B 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:10/2026 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 Sarvai Pudur Village Panchayat with the document No: 3184/2025, Dated.06.10.2025, registered at the Thalaivasal Sub-Registrar Office.

1.Layout Approval Fee – Rs.121299/- Receipt Number : 2026042553605, Transaction ID: 11000360971632, Dated.25/04/2026.

2.Layout Inspection Fee Rs.24000/- Receipt Number : 2026042553605, Transaction ID: 11000360971632, Dated.25/04/2026.

3.Site Conversion Fee Rs. 273015/- Paid to Government Head Vide E-Challan: 20260425009994 Date: 25-April-2026

Therefore, Subject to Specific Conditions, Salem District, Thalaivasal Panchayat Union, Sarvai Pudur Panchayat , extent of 1.392 Acre or 5635 Sq.m in the Land Bearing S.No. 20/1B 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/H99T0B03/53605/2025/TCP/2026/TCP Dated.09/01/2026. 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: 10/2026 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 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 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),
Sarvai Pudur Village Panchayat.

Copy to:

1.Mrs.G.Aruna and Mr.N.Rameshkumar,
D.No-5/180, Rathinammal Thottam,
Surakkadu,Sadasivapuram,
Thalaivasal,Salem,636121.

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

3.Tashildar,
Thalaivasal Taluk,Salem District.

4.Block Development Officer (VP),
Thalaivasal Panchayat Union, Salem.

5.Sub-Registrar,
Thalaivasal Sub-Registrar Office,
Salem District.

6.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block, I Avenue,
Anna Nagar (East), Chennai-600 102.

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

8.Panchayat Secretary,
Sarvai Pudur Panchayat Office,
Thalaivasal Panchayat Union.

Village