Layout Application - Final Approval Letter

Roc No: Roc No.3/2025
Resolution No.14
Dt.19.05.2025

Date: 5/19/25 4:55 PM

From:

Village Panchayat

CHETTICHAVADI

To :

M/s. The Swarnapuri Co-operative House Building Society LTD.
No.S866, The Secretary Mr. T.Venkatesh, No.27, Anna Salai, Swarnapuri,. Salem District.

Online Application Number: EZJB7DMF

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 16.00
Acre (64778.00 Sq.m)- Comprised in S.F No.97/2A2 – Chettichavadi Panchayat and Village – Salem Panchayat Union – Salem
West Taluk - Salem District - Technical Concurrence issued - Technical Clearance issued by Assistant Director Town
and Country Planning Department (Planning Permission) - reg.

Ref :

1.Applicant M/s.The Swarnapuri Co-operative House Building Society LTD. No. S866, The Secretary Mr. T.Venkatesh, Salem
District Application Ref No:
SLM/EZJB7DMF/45574/2025/TCP, Dated.10.04.2025.
2.Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 30.04.2025.
3.Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No.
EZJB7DMF/2025-TCP4, (LP / DTCP
No.47/2025) , dated 09.05.2025.
4.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
5.Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.

6.Applicant M/s.The Swarnapuri Co-operative House Building Society LTD. No. S866, The Secretary Mr. T.Venkatesh, Salem
District, Application Ref No:
EZJB7DMF/2025-TCP4/2025/TCP, (Gift deed document No:3185/2025,Dated:05.05.2025. (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: 12.05.2025 (requiring payment of Centage Fee, Sub Division Charges and
Development Charges).
15.Applicants M/s.The Swarnapuri Co-operative House Building Society LTD. No. S866, The Secretary Mr. T.Venkatesh, Salem
District, Application Ref No:
EZJB7DMF/2025/TCP4, Dated.12.05.2025. (Payment of Centage Fee, Sub Division Charges and Development Charges).
16.Payment details Armed Force Flag day Fund received from the applicant on.13.05.2025.
17.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.
18.Block Development officer (V.P), Salem, Roc. No.2365/2024/T2, Dated : 19.11.2024
Ref :
19.Tamil Nadu Gazette No.28, dated.10.07.2024.
20.Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024

Body:

Order,
1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem West Taluk, Salem Panchayat Union - Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 16.00 Acre (64778.00 Sq.m) - Comprised in S.F No.97/2A2 – Chettichavadi Panchayat and Village, 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:SLM/EZJB7DMF/45574/2025/TCP, Dated.10.04.2025.,
2.The application seeking technical clearance for proposed formation of Residential Layout to an extent of 16.00 Acre
(64778.00 Sq.m) in the land bearing S.F.No. 97/2A2, Chettichavadi Panchayat and Village , Salem Panchayat Union, Salem West Taluk, Salem District was
processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved by the
Director of Town and Country Planning, Chennai vide 2nd cited above and on receipt of gift deed no. 3185/2025, (gifted to Local Body and
TANGEDCO), dated.05.05.2025 from the applicant through online the concurrence for the above said layout is issued vide LP / DTCP No. 47/2025 by Director of
Town and Country Planning, subject to the following special conditions. As per the condition, the layout has been approved and the approved assigned to the layout is PLANNING PERMISSION NO:58/2025.Theapproved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift
Deed of 6th cited above to The Special Officer/Block Development Officer, Chettichavadi Panchayat and it has been forwarded with it for further
action. Layout Details:
1. Layout Extent - 16.00 Acres or 64778.00 Sq.m.
2. No of Plots Allotted - 267 Nos (Including EWS Sites)
3. EWS Plots Extent EWS Plots nos: 4895.06 Sq.m

(2-15,18-32,35-36,39-42,91-98,147-148,150-152,155-159,160-165,168-173,227-228, 256-257 and 260-264) (10.09%).
Public Purposes Gifted to Local body:
i).Layout Roads including Splay : 16245.56 Sq.m.
ii)Public purpose for Local body : 274.22 Sq.m. (0.57%)
iii)Public purpose for Tangedco : 283.10 Sq.m. (0.58%)
iv) Park-1 : 3275.07 Sq.m
Park-2 : 1702.35 Sq.m
Total Park Area : 4977.42 Sq.m (10.26%)
3.According to the ordinance in Reference , 3% Market Value fee for Residential Layout Plot Fees Paid.
1.Layout Approval Fees Paid
2.Layout Inspection Fees Paid

Conditions:
1.a) With reference to the 8th and 9th cited G.O., if the located site lies in the Municipal/ Corporation areas: Collecting the
necessary fees including the
charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary
fees and issue the
final layout sketch, permit of planning authority along with approval of Local Body shall beissued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas Shall collect the necessary fees and issue the final layout sketch, permit of planning
authority along with
the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities
like storm water
drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by
the local body.
2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the
EWS plots are not sold
after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated:
31.01.2020 should be
applied in appropriate permission for amalgamation of EWS plots.
3. With reference to the 9thcited and 10thcited letter, the concern local body must issue the final approval After transfer of
earmarked road, park areas
S.F. No sub-division in favour of concern local body.
4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil Nadu
Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite
persons to purchase in
any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the
Real Estate Project with
the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
5. 20% centage charge for flag day fund in the name of “Armed Forced Flag Day Fund” should be payable by the applicant at
nationalised bank draft as
Payable at Chennai.
6. With reference to the 5th and 7thcited G.O. the Assistant Director of Salem Town and Country Planning Office should issue the
Planning Permission
after collection of the centage charges and other charges.
7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting
technical clearance and
planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's
application (lease

deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to
the applicant. Also,
if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of
Town and Country
Planning Department is not the right organization to decide this.
8. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not legally
certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to
development is verified
in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to
purchase the property must
individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can
settle it before the
appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide
this.
9.The Owner (or) Developer (or) promoter sell Economically weaker section plots only for this purpose. Amalgamation shall be
permissible in those
case of EWS Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation.

Special Officer,
Chettichavadi
Panchayat

To.
M/s. The Swarnapuri Co-operative House Building Society LTD.
No.S866, The Secretary Mr. T.Venkatesh,
No.27, Anna Salai, Swarnapuri,
Salem District.

Copy to:
1.1. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
2. Assistant Director of Rural Development (Panchayat),Collectorate, Salem.
3.The Assistant Director,
Department of Land Survey and Records,
Salem District.
4.Tashildar,
Salem West Taluk,
Salem District.
5.Sub-Registrar,
Suramangalam 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),
Udayapatty Electricity Distribution Circle,
Salem District.
8.Block Development Officer (VP), Salem Panchayat Union, Salem.
9.Panchyat Secretary, Chettichavadi Village panchayat office, salem Panchayat union, Salem.

Village

Signature valid

Signed by: BDO
Location:Salem
Date:2025.05.19 16:55:54