PP APPROVAL RECORD

# Planning Permission

Minnampalli, Vazhapadi taluk
Salem district, Tamil Nadu

APPROVAL TYPE
**Layout Approval**

ISSUING AUTHORITY
**DTCP**

PURPOSE
**Residential**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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# Town and Country Planning Department(Planning Permission)

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

ROC No. SLM/PHIHE7KQ/21832/2024/2024/TCP Date : 21/02/2024

From:

Joint Director / Deputy Director / Assistant Director

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

To :

The President
Minnampalli Panchayat,
Ayothiyapattinam Panchayat Union,
Vazhapadi Taluk,
Salem District.

Sir/ Madam,

Sub : Revised Residential Layout – Salem District Town and Country Planning Office -Salem Local Planning Area - Salem District – Vazhapadi Taluk – Ayothiyapattinam Panchayat Union – Minnampalli Village and Panchayat – S.F.Nos : 87/6C1A2B, 87/6D2, 87/7B – Site Extent- 2.29 Acre or 9267.30 Sq.m - Technical Clearance issued - forwarded for further action - Regarding.

Ref : 1. Proceedings of Assistant director town and country planning Salem district. Roc.No.SLM/ H2Z4OZOC/ /16463/2023, dated:14.12.2023.
2. Applicant Mrs.P.Umamaheswari, Salem District, Application Ref No: : PHIHE7KQ(F.No.21832), Dated: 22.01.2024.
3. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020,Dated: 24.12.2020.
4. District Town and country planning Office, Salem District Letter No: SLM/ PHIHE7KQ/21832/2024/TCP(Road patternissued on dated:
14.02.2024)
5. Applicant Mrs.P.UmamaheswariLetter dated Gift deed (Local Body) document no. 7517/2023, dated: 07.12.2023 and Gift deed (TANGEDCO) document no. 7516/2023, dated: 07.12.2023.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department ofMunicipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
10. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
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:01.12.2023 and 09.12.2023, 15.02.2024 (requiring payment of OSR Fees and CentageFee).
14. Applicant Mrs.P.Umamaheswari, Salem District, Application RefNo: H2Z4OZOC (F.No.16463), PHIHE7KQ(F.No.21832), Dated. 09.12.2023
and 12.12.2023, 15.02.2024 (Payment of OSR Fees and Centage Fee, Development Charges).
15. 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.
16. G.O.Ms.No:105, Housing and Urban Development Department, Dated:22.03.2005.

The applicant has requested for the approval of residential layout with an extent of 2.29 Acres (or) 9267.30 Sq,mMinnampalli Village&

Panchayat, Ayothiyapattinam Panchayat Union, Vazhapadi Taluk, Salem District.The application was processed and scrutinized as per the
prevailing rules and regularization, records perused and site inspection was conducted with reference to the 1st cited, the approval assigned
to the layout is SWP/DTCP/SALEM/LAYOUT NO:291/2023 &PLANNING PERMISSION NO:103/2023.
The applicant was required for the revised approval of residential Layout to the letter in the 2nd cited above.
In the continuation, with reference to the letter in the 4th cited, road pattern for residential layout has been issued by the Assistant Director,
Salem District Town and Country Planning on 14.02.2024. Further the applicant has submitted deeds of road and road splay areas by handing
over to the local body.
On receiving the gift deed soft copy from the applicant vide through online 5th coed above and on receiving the payment of charges such as
OSR and vide under reference 14th cited above. The Terms and Condition is issued to the said revised layout subject to the following
conditions.

1. As per the condition, the layout has been approved and the approved assigned to the Revised layout is Revised PLANNINGPERMISSION
NO:15/2024 and SWP/DTCP/SALEM/LAYOUT NO:44/2024. TheRevised approved layout Plan is enclosed herewithfor taking further action in
this regard. The applicant should submit the Original Gift Deed of 5th cited above to thePresident, Minnampalli Panchayat and it has been
forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to thisoffice immediately as per
Condition no.9 (b).
3. After the approval of the local body, It is requested to send the approved residential layout map to the concernedregistration department
office and land survey department for information and appropriate action
4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildartoupdate in Tamilnilam
website Special Conditions.
6.The Local authority shall accord permission duly followingtherules/regulations/orders issued from time to timeunder the respective rules.
Special Conditions:
As per the directions reference under 9th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 videreference under 7th
cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessaryfees towards the cost of
laying improvements to the system in respect of road, water supply, sewage, drainage or electricpower supply that may be required as
assessed by the authority concerned namely, the local body and TANGEDCO, in thecase of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring theapplicant has laid tar road,
provided other amenities such as storm water drains, water supply facilities by constructingOHT, etc., provided street lights as per the
standards prescribed by the local body in the case of other thancorporation/municipalities.

2. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval aftertransfer of earmarked road
S.F.No. sub-division in favor concern local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017have 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. Theapplicant has requested to follow the protocols as per

instruction given by TNRERA.
4. Condition mentioned in the No objection certificates obtained from the Central / State Government Departmentsmust be followed
scrupulously.

5. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and CountryPlanning Department has
not legally certified the title tothe ownership by granting technical clearance and planningpermission. Only the applicant's entitlement to
development is verified in the documents submitted with the applicant'sapplication (lease deed, sale deed, gift deed, etc.) any person wishing
to purchase the property must individually assertownership of the property to the applicant. Also, if anyone else dispute arises individual
rights over it, they can settle itbefore the appropriate competent court. The Directorate of Town and Country Planning Department is not the
rightorganization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee : Rs.13922/- Dt: 22.01.2024.(Application No.PHIHE7KQ),
OSR charges :Rs. 137721/-, Dated: 09.12.2023(Application No. H2Z4OZOC)

Centage Charges :
Rs.12900/-, Dated: 12.12.2023.(Application No. H2Z4OZOC),
Rs.600/-, Dated: 15.02.2024.(Application No.PHIHE7KQ),

Development Charges :
18536/-Dated: 12.122023.(Application No. H2Z4OZOC),
Rs.36/-, Dated: 15.02.2024.(Application No.PHIHE7KQ),

Layout Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plotcontrary to the Layout Plan
approved by the District Town and Country Planning Office shall not be done without the priorapproval of the District Town and Country
Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approvedLayout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plotbefore fulfilling the above
two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other thanthe plots selected for
public purposes. Also, only in those places where the land use is requested to be changed, onlythose developments mentioned in Residential
use zone as per TNCDBR - 2019 should be allowed by the local body onlyafter obtaining the prior approval of the department.
5. If a low voltage / high voltage power line/telegraph line is laid through the plots, the line should be shifted to theedge of the road or as
shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00meters in succession of
the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots,the applicant should be
obtained permission from the District Town and Country Planning Office and the Local Body Officeconcerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and CountryPlanning Office. If any
problem arises regarding the right of land for the plot, it should be considered and decided by thelocal body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, alongwith a copy of proof

(gift deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, theapproved layout plan
shall be permanently published at the entrance of the layout without any change / release fir publicview through a 6' x 4' permanent Display
board along with the details of resolution number and date of approval of thelayout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it isalso submitted that no
right can be asserted on the ground that subdivision has been approved where there is no actualtitle to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are foundto beincorrect 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 District Town and CountryPlanning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall becompulsorily
provided to the purchasers while selling plots for sale.

Copy to:
1. Mrs.P.Umamaheshwari,
D.No:166, Selliampalayam,
MinnampalliVillage,ValapadyTk,
Salem- 636106.
2.The Assistant Director,
Department of Land Survey and Records,
Salem District.

3. Tashildar,
VazhappadiTaluk,
Salem District.

4. Sub-Registrar,
AyothiyapattinamSub-Registrar Office,
Salem District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore,Chennai-600 008.

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

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 13922 | 22/01/2024 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 600.00 | 15/02/2024 |
| 4 | Development Charges | 36.00 | 15/02/2024 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Salem District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.