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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2024/Kadathur Agraharam

Date: 11/26/24 7:25 PM

From:

Village Panchayat

KADATHUR AGRAHARAM

To :

S AMEET KUMAR
D.NO.10/6 ANGADI STREET V.P.COLONY
,Ayanavaram,Ayanavaram,
Chennai,600023.
Mobile Number : 9894414410

Online Application Number: 7GYK24UV

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of6.875 Acre or 27823.00 sq.m- S.F.Nos: 30/1, 30/2C, 33/1C, 34/1 and 34/2 – Kadathur Agraharam Panchayat and Villlage –Veerapandi Panchayat Union - Salem south Taluk - Salem District - Technical Concurrence issued - forwarded for further action -Reg.

Ref :

Applicant Mr.S.Ameet Kumar, Application Ref No: SLM/ 7GYK24UV /

33654/2024/2024/TCP,Dated.07.09.2024.

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 and16.07.2022.
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, Dated07.01.2022.
14. Demand payment Request Letter, Dated :21.10.2024 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).
15. Applicant Mr.S.Ameet Kumar, Application Ref No: SLM/ 7GYK24UV /33654/2024/2024/TCP,Dated.22.10.2024. (Payment of 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. Kadathur Agraharam Panchayat Resolution No. 05 Dated.22.11.2024, Friday at 11.00 am, the ordinary meeting of Kadathur Agraharam Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Mr.P. Boopathi, Panchayat President. 6 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, Kadathur Agraharam Village

Panchayat, and Approving to an extent of 6.875 Acre or 27823.00 Sq.m in the Land Bearing S.No. 30/1,

30/2C, 33/1C, 34/1 and 34/2 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. 265/2024 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

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,
Kadathur Agraharam Village Panchayat.
Copy to:
1. Mr.S.Ammet Kumar, D.NO.10/6, Angadi Street, V.P.Colony ,Ayanavaram, Chennai-600023.
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, Veerapandi 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), Udayapatti Electricity Distribution Circle, Salem District.
8. Panchayat Secretary, Kadathur Agraharam Panchayat Office, Veerapandy Panchayat Union

President,
Kadathur AgraharamVillage Panchayat.

Village

Signature Not Verified
Signed by: Village Panchayat President
Location:Salem
Date:2024.11.26 19:25:06

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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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