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Layout Application - Final Approval Letter

Roc No: 01/2024-2025/Pagalpatti

Date: 2/21/25 5:50 PM

From:

Village Panchayat

Pagalpatti

To :

M.S. VIP Properties

Block No.5, 1524, 5omalur Main Road,
Jagir Ammapalayam,
Salem,636302

Online Application Number: GI21UE32

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Salem - Salem Local Planning Area - Proposal for Residential Layout with an extent of 4.00¾ Acre or 16223.00 sq,m - S.F.Nos: 63/2G3, 63/2H3, 64/4A2A, 64/4A2B – Omalur Taluk – Omalur Panchayat Union - Pagalpatti Village and Panchayat - Salem District – Planning Permission issued - Forwarded for further action - Reg.

Ref :

1.Applicant M/s. VIP Properties, Salem District, Application Ref No: GI21UE32 (F.No. 38437), Dated.28.11.2024.
2.G.O (Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
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/GI21UE32/38437/2024. (Road pattern issued on dated: 24.12.2024)
5.Applicant M/s. VIP Properties, Salem District, Application Ref No: GI21UE32 (F.No. 38437), (Gift deed document No: 228/2025(LOCAL BODY), Dated: 08.01.2025 and 229/2025 (TANGEDCO), Dated: 08.01.2025)
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 of Municipal 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:11.01.2025 (requiring payment of Development Charges, Sub Division Charges, and Centage Fee).
14.Applicants M/s. VIP Properties, Application Ref No:GI21UE32 (F.No.38437), Dated.21.01.2025 (Payment of Development Charges, Sub Division Charges and Centage Fee).
15.Circular from the Director ofTown and Country Planning, Roc No.4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
16.Tamil Nadu Government Gazette No.28, dated.10.07.2024.
17.Director of Town and Country Planning, Chennai Letter No.29503/2023/ NPD, Dated. 30.07.2024.
18.Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024
19. Pagalpatti Panchayat Resolution No. 02(03) Dated.10.02.2025.

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Omalur Panchayat Union, Pagalpatti Village Panchayat, and Approving to an extent of 4.00 ¾ Acre or 16223.00 Sq.m in the Land Bearing S.No. 63/2G3, 63/2H3, 64/4A2A, 64/4A2B 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. 18/2025 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 Pagalpatti Village Panchayat with the document No: 228/2025, Dated.08.01.2025 registered at the Omalur Sub-Registrar Office.
1.Layout Approval Fee – Rs.349244/- Transaction ID 88ec2c1f-a81a-4539-a700-e6133e5c8fa6, Dated.21.02.2025
2.Layout Inspection Fee - Rs.83000/- Transaction ID : 88ec2c1f-a81a-4539-a700-e6133e5c8fa6, Dated.21.02.2025.
Therefore, Subject to Specific Conditions, Salem District, Omalur Panchayat Union, Pagalpatti Panchayat , extent of 4.00 ¾ Acre or 16223.00Sq.m in the Land Bearing S.No. 63/2G3, 63/2H3, 64/4A2A, 64/4A2B 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/ GI21UE32/38437/2024/2024/TCP, Dated.28.12.2024. 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: 18/2025 AND PLANNING PERMISSION NO: 09/2025 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.

The Special Officer,BDO (VP),
Pagalpatti Village Panchayat.

Copy to:
1. M.S. VIP Properties, Block No.5, 1524, 5omalur Main Road, Jagir Ammapalayam,,Salem,636302.
2.The Assistant Director, Department of Land Survey and Records, Salem District.
3.Tashildar, Omalur Taluk, Salem District.
4.Block Development Officer (VP), Omalur Panchayat Union, Salem District.
5.Sub-Registrar, Omalur 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), Mettur Electricity Distribution Circle, Salem District.
8.Panchayat Secretary, Pagalpatti Panchayat Office, Omalur Panchayat Union.

Village



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Property Valuation & Cost Estimation

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Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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