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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 1/2024-2025, R L N 36/2 Dated. 22.05.2024,

Date: 5/7/24 9:46 PM

From:

Village Panchayat

MARAMANGALATHUPATTI

To :

Mr.G.Ra.Gokul,Door No.931, 69th Street,11th Sector West K.K Nagar,KalaignarKarunanithi agar,Chennai.

Online Application Number: DIDXUETV

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District –VeerapandyPanchayat Union –MaramangalathupattiPanchayat - Acknowledging and Approving to an extent of 3370.Sq.m in the LandBearing S.No.127/2A1A1A2,127/2A1A1A3 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicant G.Ra.Gokul- Online Application No. DIDXUETV & 19037, Dated: 02.12.2023.
2. District Town and Country Planning Office, Salem District, Road Pattern Issued on dated: 03.12.2023.
3. Joint Director Agriculture Department, Salem District, Letter No.2/14782/2023, Dated: 05.02.2023.
4. Applicant G.Ra.Gokuldated Gift deed (Local Body) document no. 11/2024, dated: 02.01.2024 and Gift deed(TANGEDCO) document no.12/2024, dated: 02.01.2024.
5. Circular from the Director of Town and Country Planning Roc.No.320/2022 Dated 07.01.2022.
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.181, Housing and Urban Development Department, dated 09.12.2020.
9. G.O.141, Housing and Urban Development Department, dated 23.09.2020
10. Government Letter No.19113/UD4(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

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (PlanningPermission), Salem District, issued to Salem District, VeerapandyPanchayat Union,Maramangalathupatty Village Panchayat, and Approving to an extent of 3370.00 Sq.m in the Land Bearing S.No.127/2A1A1A2,127/2A1A1A31 to 13 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issuedto the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ SALEM / LAYOUT APPROVAL NO. 32/2024 Subject to Special conditions and Technicalclearance 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 theRelated Documents Submitted by the Applicant has been thoroughly Scrutinized. After Scrutinizing thedocuments and Onsite Inspection of amenities mentioned in the Layout Residential Approval, theApplicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, WaterSupply Facilities, necessary Street Lights has been provided as per the standards specified by the Localbody, Public Space area of roads are donated to the Maramangalathupatty Village Panchayat with the document no: 4123/2022 dated:02.06.2022registered at the Tharamangalam Sub-RegistrarOffice.

1.Layout Approval Fee – Rs13000/- Transaction ID : 150d3e83-edcc-408b-9b62-002566cadab2,Dated.06.05.2024

2.Layout Inspection Fee - Rs.10000/- Transaction ID : 150d3e83-edcc-408b-9b62-002566cadab2, Dated. 06.05.2024

Therefore, Subject to Specific Conditions, Salem District, VeerapandyPanchayat Union,Maramangalathupatti Village Panchayat , extent of 3370.00 Sq.m in the Land Bearing S.No.127/2A1A1A2,127/2A1A1A3, 1 to 13 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 andCountry Planning Department ROC No.SLM/DIDXUETV/19037/2023/2024/TCP, Dated. 05.02.2024 and Residential LayoutTechnical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and theapproval number is assigned as follows SWP/DTCP/SALEM/LAYOUT NO:32/2024 AND PLANNING PERMISSION NO:10/2024All the Special conditions mentioned must be strictly followed.

2. Roads Constructed in the approved Residential layout should remain in same existing condition. NoChanges should be made.

3. The Details of the plots divided in the approved layout map shall not be altered without the permission ofthis authority.

4. Approved layout Plots should be used for construction of house only. No dangerous or obnoxiousfactories 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.

President,

Maramangalathupatti

VillagePanchayat.

To.
1. Mr. G.Ra.Gokul, Door No.931, 69th Street, 11th Sector West K.K Nagar,
Kalaignar Karunanithi Nagar,Chennai.

Copy to :
2. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
3. Tharamangalam Sub-Registrar, TharamangalamSub-Registrar Office, Salem District.
3.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Salem.
4. The Assistant Director, Department of Land Survey and Records, Salem District.
5. Block Development Officer (VP), VeerapandyPanchayat Union, Maramangalathupatti, Salem.
6.Panchayat Secretary, MaramangalathupattiPanchayat Office, VeerapandyPanchayat Union.
MaramangalathupattiPANCHAYAT RESOLUTION No. 36/2, On 22.05.2024, Thrusdayat 11.00 am, the ordinary meeting of MaramangalathupattiPanchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Chairman :Tmt.P.Kaviyarasi, Panchayat President.15 Ward Members including the Panchayat President. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No.SLM/DIDXUETV/19037/2023/2024/TCP, Dated.05.02.2024 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:32/2024 AND PLANNING PERMISSION NO:10/2024, Seeking approval of the Council to grant approval subject to specified conditions. Resolution: Roc No. 1/2024-2025, Resolution Number 36/2 Dated. 22.05.2024, MaramangalathupattiVillage Panchayat, is granted unanimously.

Maramangalathupatti VillagePanchayat

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Salem*
*Date:2024.05.07 21:46:33*

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

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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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