

RE

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Layout Application - Final Approval Letter



Roc No: 55/2025

Date: 4/16/25 6:33 PM

From:

Executive officer

13/6-12,13th ward kadayampatty kattupalavu west. ,Kadayampatty,Kadayampatty(Tk),Salem(Dt),636351

To :

Mr.D Ramesh s/o Durairaj, Pandiyan s/o Rajendhiran, Kamaraj s/o Sokkakonar, Ragupathy s/o Balusamy.
D no 9/236 Kamalapuram, kadayampatti TK,Salem DT.

Online Application Number:

5XQMYSYB

Sir/ Madam,

Sub :

Residential Layout – Salem District – Kadayampatti Town Panchayat- Kadayampatti Taluk – Kadayampatti South village -S.F.No: 393/2A1, 393/2B1 And 393/2B2,– Site extent of 1.18 acre or 4783.00 sq.m – Technical Clearance issued by DTCP –Final Approval given by Local Body - Reg.

Ref :

- 1.Applicant Mr.D Ramesh s/o Durairaj, and three others online application QENFKHGU Dated: 18.11.2024.
2. Road Pattern Issued by Salem District Town and Country Planning Office dated: 25.12.2024.
3. Gift deed Document No 1/14010/2024 Dated:30.12.2024
4. Assistant Director of Town and Country Planning Salem Letter No .SLM/5XQMYSYB/37883 /2024/TCP Dt. 12.01.2025.
5. Kadayampatti Town Panchayat Council Resolution No. 196(55) Dt.28.03.2025.

Body:

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 1.18 acre or 4783.00 sq.m at Kadayampatti village S.F.No: 393/2A1, 393/2B1 And 393/2B2. In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Salem District Town and Country Planning on 12/01/2025. Further with reference to the gift deed in

the 3rd cited the applicant has submitted road and road splay areas by handing over to the local body on 30.12.2024.

With Reference to the letter 4th cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Salem District. With reference to the 5th cited The Kadayampatti Town Panchayat Council has passed resolution for final approval of the Layout with Resolution No. 196(55) Dated.28.03.2025. Hence the above Layout is given final approval with the following conditions.

Details

Layout Technical Approval No - SWP/DTCP / SALEM/ LAYOUT NO 13/2025

Layout Survey No - 393/2A1, 393/2B1 And 393/2B2

Layout Total Area - 1.18 acre or 4783.00 sq.m

No of Plot Sanctioned - 24 PLOTS

Conditions

- 1.No alteration shall be made to the plots in the plot shown in the map without permission.
- 2.No plot shall be sold, leased or otherwise transferred or any building erected on any plot before the fulfillment of the above two conditions.
- 3.If a low voltage / high voltage power line / telephone line is laid through the Layout, the line should be shifted to the edge of the road or as shown on the approved plot plan.
- 4.The hollow portion of the plot should be raised to street level
- 5.On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters apart from each other.
- 6.Before construction of buildings in the plot of the Layout, the permission of the Town and Country Planning or Local Body should be obtained for each building according to its measurements.
- 7.At the place where the Layout has been approved, the layout approved order No. and date the council resolution number and date should be clearly mentioned and permanently published through a notice board.
- 8.If the proofs provided regarding the Layout approval and the documents submitted for consideration are found to be incorrect or if there is a situation which may affect the approval Permission granted to the Layout will be canceled without any prior notice.
- 9.A copy of the Layout approved by the Town and Country Planning Department along with a copy of this order shall be compulsorily given to the purchasers while selling the Layout.
- 10.If any legal case is pending related to this Layout, action will be taken to cancel the approval for the Layout without any prior notice.
- 11.Plots allotted to economically weaker sections should not be consolidated or converted. But in rural areas, if the EWS plots remain unsold after more than 3 years of approval of Layout, G.O.Ms.No. 16 Municipal Administration and Water Supply Department Dated, as on 31.01.2020 EWS plots should be applied for and proper approval obtained.
- 12.No use for construction of shop, warehouse and non-residential building. All areas selected for public facilities shall be used only for the uses indicated on the approved maps. The Layout should be subdivided in the land survey documents for the intended use.
- 13.Subdivision amount for defining the said roads as public roads during the survey period should also be paid to the Town Panchayat.
- 14.An open space of at least 1.5 m on each side or at least 3 m on one side only shall be left between the side boundary of the plot and the building. For plots up to 10 meters wide, a side clearance of at least 1.5 meters should be left on one side.
- 15.In the case of a plot located in an expansion development plan area, as per the building rules, buildings should not be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt as a garden or open yard or for personal use should be kept clean.
- 16.Do not level the ground more than necessary for laying the foundation, repair the landslide, dig the soil from the plot and make ditches and pits.

Executive officer

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>



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

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

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

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



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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