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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 722/2026/t2 **Date:** 4/2/26 8:26 PM

From:

Village Panchayat

Vellar

To :

Mr.A.Murugesan,
Door No. 17/2-3,
Azhagagavundanur Road,
Mecheri, Mettur Taluk, Salem District.

Online Application Number: F0QCJ0MR

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Mecheri Panchayat Union – Vellar Panchayat The proposal for Residential Layout with an extent 1.136 Acre or 4597.22 sq.m – Mettur Taluk – Mecheri Panchayat Union – Vellar Panchayat and Villlage- S.F.Nos: 293/3 Residential Plot No 1 to 25 Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) –Local Body Final Approval issued reg.

Ref :

1.Applicants Mr.A.Murugesan,Door No. 17/2-3, Salem district Application Ref No: SLM/F0QCJ0MR/60923/2026/TCP, Dated:31.01.2026.
2.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3.Joint Director Agriculture department ,Salem vide Letter K.Dis.E2/11716/2025, Dated26.08.2025. (Dry Land NOC Letter)
4.Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.
5.District Town and Country Planning Office, Salem District Letter No: ROC.NO. SLM/F0QCJ0MR/60923/2026/TCP Dated: 01.04.2026
6.Applicants. Mr.A.Murugesan,Door No. 17/2-3, Salem district Application Ref No: SLM/F0QCJ0MR/60923/2026/TCP, (Giftdeed document No:760/2026, Dated.19.02.2026 and 759/2026 , Dated.19.02.2026 (LOCAL BODY) &(TANGEDCO)
7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8.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.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

10.G.O.181and141, Housing and Urban Development Department, Dated:09.12.2020 and 16.07.2022.
11.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
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: 25.02.2026 (requiring payment of Aproved Charges, Convertion and inspection Fee).
14.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.
15.Tamil Nadu Gazette No.28, dated.10.07.2024.
16.Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024
17.Joint Director / Deputy Director / Assistant Director No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.
18.Applicants Mr.A.Murugesan, Door No. 17/2-3, Salem district Application Ref No: SLM/F0QCJ0MR/60923/2026/TCP, Dated.04.03.2026 (Payment of Development Charges and Sub Division Charges), Dated.04.03.2026 (Payment of Centage Fee).
19.Online application of Mr.A.Murugesan,Door No. 17/2-3, F0QCJ0MR , Online Approval.,Inspection Fee Paid And Approval Fee Amount Rs. : 123969/- Receipt No. 2026040160923 Date. 01.04.2026 (Transation ID: 11000356649501)
20.Site Land Convertion Fee Rs. 25560/- Paid to Government Head Vide E-Challan: 20260401028244 Date: 01-April-2026
21.Details of payment for information board Fee Rs.10000/- Paid to Vellar Panchayat SNA Account ref: 528345149 Transaction Date : 01.04.2026
22.Site inspection And Certificate of Completion of basic Amenities Received From Union Engineer, Mecheri. Date:30-Mar-2026..
23.Block Development Officer(V.P),Mecheri Approval No.722/2026/T2 Date:13.02.2026
24.Vellar panchayat Resolution : 395, Dt. 06.03.2026

Body:

Body:

Order,

1.In the Letter from the Assistant Director Town and Country Planning Department (PlanningPermission), Salem District, issued to Salem District, Mecheri Panchayat Union – Vellar Panchayat The proposal for Residential Layout with an extent 1.136 Acre or 4597.22 sq.m – Mettur Taluk – Mecheri Panchayat Union – Vellar Panchayat and Villlage- S.F.Nos: 293/3 Residential Plot No 1 to 25 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO:96/2026 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 Local body, Public Space area of roads are donated to the Vellar Village Panchayat with the document no: 760/2026, Dated.19.02.2026 registered at the Mecheri Sub-Registrar Office, Salem.
3.According to the Guide line,Layout Aproval., Inspection Fee Paid And Approval Fee Amount Rs. : 123969/- Receipt No. 2026040160923 Date. 01.04.2026.
4.Site Convertion Fee Rs. 25560/- Paid to Government Head Vide E-Challan: 20260401028244 Date: 01-April-2026
5.Vellar Village Panchayat Roc No. 722/2026/T2, Resolution: 395, Dt. 06.03.2026, Friday at 11.00 am, the ordinary meeting of Vellar Panchayat was held in the Panchayat Office. Details of the actions taken in the meeting at that time are as follows. The Special Officer : Thiru. S.Vasudevaprabhu, Panchayat The Special Officer Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department SLM/F0QCJ0MR/60923/2026/TCP, Dated. 31.01.2026 and Residential Layout Technical Clearance /Concurrence /Planning Permission issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO:96/2026. Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 722/2026/T2, Resolution No: 395, Dt. 06.03.2026, Vellar Village Panchayat, is granted unanimously. Therefore, Subject to Specific Conditions, Salem District, Mecheri Panchayat Union, – Vellar Panchayat The proposal for Residential Layout with an extent 1.136 Acre or

4597.22 sq.m – Mettur Taluk – Mecheri Panchayat Union – Vellar Panchayat and Villlage- S.F.Nos: 293/3 Residential Plot No 1 to 25 It is here by 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/F0QCJ0MR/60923/2026/TCP, Dated. 31.01.2026 and Residential Layout Technical Clearance /Concurrence /Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL No : SWP/DTCP/SALEM/LAYOUT NO:96/2026. Planning permission No. 3/2025 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 orobnoxious 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 be at sole responsibility for civil suits arising out of deed registration sand changes inland ownership

9.The Land ownership is considered as per the land ownership documents submitted by the applicant.Therefore,it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

10.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrector 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 Panchayat Office, Vellar without any prior notice.

11.The Plot Purchaser Should ascertain the Ownership of the land/ This Vellar Village panchayat will not take responsibility regarding Land dispute/civil laws if any regarding the Lay out.

12.A copy of the plan approved by the Panchayat Office,Vellaralong with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

13.Construction of high voltage/low voltage powerlines 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 local body is not permitted

14.It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

The Special Officer,
Vellar Village Panchayat

To.
Mr.A.Murugesan,
Door No. 17/2-3,
Azhagagavundanur Road,
Mecheri,
Mettur Taluk, Salem District.

Copy to:

1.Salem District,JointDirector /Deputy Director/ Assistant Director, District Town and Country Planning Department, Salem.

2.Mecheri Sub-Register, Mecheri Sub-Register Office, Salem District.

3.Submitted to Assistant Director of Rural Development (Panchayat), Collectorate, Salem.

4.The Assistant Director, Department of Land Survey and Records, Salem District.

5.Block Development Officer (BP)/(VP), Mecheri Panchayat Union, Mecheri, Salem.

6.Deputy Block Development Officer (Zonal-I), Mecheri Panchayat Union, Mecheri, Salem

7.Panchayat Secretary,Vellar Village Panchayat Office, Mecheri

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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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.