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Layout Application - Final Approval Letter

Roc No: Roc No. 01/2025, Resolution No. 04, Dt. 27.03.2025

Date: 3/27/25 10:40 AM

From:

Village Panchayat

Magudanchavadi Rural Panchayat

To :

Mr.Shanmugasudram.
D.No. 5/195, Adappukadu,
Gudalur, Sankari, Salem-637103.

Online Application Number: E31QLUMU

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 2.39 Acre or 9672.00 sq.m- S.F.No: 54/2B – Gudalur Panchayat and Villlage – Magudanchavadi Panchayat Union - Sankari Taluk - Salem District - Technical Concurrence issued – Final Approval Issued- reg.

Ref :

1. Applicant Mr.Shanmugasudram, Application Ref No: SLM/ E31QLUMU / 39488/2024/TCP, Dated.20.12.2024.
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/ 21580 /2024, Dated: 25.01.2025. (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: SLM/ E31QLUMU / 39488 / 2024/TCP (Road pattern issued on dated: 01.02.2025)
6. Applicant Mr.Shanmugasudram, Application Ref No: SLM/ E31QLUMU/39488/2024/TCP, (Gift deed document No: 630/2025,Dated.01.02.2025 and 631/2025, Dated.01.02.2025 (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, Dated04.02.2019 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.181 and 141, 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 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, Dated 07.01.2022.
14. Demand payment Request Letter, Dated :01.02.2025 and 07.02.2025 (requiring payment of OSR Fees, Development Charges, Sub Division Charges and CentageFee).
15. Applicants Mr.Shanmugasudram, Application Ref No: SLM/ E31QLUMU/39488/2024/TCP, Dated.02.02.2025 and 07.02.2025.(Payment of OSR Fees, 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. Connected Records.

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission),

Salem District, issued to Salem District, Magudanchavadi Panchayat Union – Gudalur Panchayat and

Village, and Approving to an extent of 2.39 Acre or 9672.00 sq.m in the Land Bearing S.F.No: 54/2B, 1 to

55 Residential Plots, 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: 40 /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 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 local body is not permitted.

10. 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.

11.If found any violation after gave final approval , the final approval will be cancelled without any intimation.

12. If any problem arises regarding the right of land for the plot, it should be considered and Solution by Owner of Land.

13.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Final approval for the plot may be affected, the Final approval granted to the layout will be cancelled by the Local body without any prior notice.

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

Special Officer / Block Development Officer(V.P),

Gudalur Village Panchayat,

Magudanchavadi Panchayat Union

To.

Mr.Shanmugasudram.

D.No. 5/195, Adappukadu,

Gudalur, Sankari, Salem-637103.

Copy to:

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

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2025.03.27 10:40:08



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Property Valuation & Cost Estimation

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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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