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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 785/2025/p2 **Date:** 9/25/25 1:16 PM

From:

Village Panchayat

Vellar

To :

Mr. Pradeep Mr. Pachiannan,
D.No. 8/46, Pommashamuthiram,
Vellar Village,
Mecheri, Mettur
Salem-636451

Online Application Number: 31J0PJZZ

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – MecheriPanchayat Union – VellarPanchayat The proposal for Residential Layout with an extent of 0.889 acre or 3598 sq.m - MetturTaluk – MecheriPanchayat Union – VellarPanchayat and Villlage- S.F.Nos: 27/1A2B1A1 and 27/1A2B1A3 Residential Plot No 1 to 21 Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) –Local BodyFinal Approval issued reg.

Ref :

1. Applicants Mr. PradeepMr.Pachiannan, Salem district Application RefNo: SLM/31J0PJZZ/42480/2025/TCP, Dated.20.05.2025.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. JointDirectorAgriculturedepartment,SalemvideLetterK.Dis.E2/8921/2024,Dated18. 06.2024. (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/31J0PJZZ/42480/2025/2025/TCP/Dated: 23/08/2025
6. Applicants. Mr. Pradeep Mr.Pachiannan,,Salemdistrict Application Ref No: SLM/31J0PJZZ/42480/2025/TCP,,(Giftdeed document No:3289/2025, Dated.07.07.2025 and 3288/2025,, Dated.07.07.2025 (LOCAL BODY) &(TANGEDCO).

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.18,DepartmentofMunicipalAdministrationandWaterSupply,Dated04.02.2019and
9. G.O.16 Department of Municipal Administration and WaterSupply, Dated: 31.01.2020.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181and141,HousingandUrbanDevelopmentDepartment,Dated:09.12.2020and 16.07.2022.
12. GovernmentLetterNo.19113/Nov4(3)/2017-1, HousingandUrbanDevelopmentDepartment, Dated: 30.08.2017.
13. Circular from the Commissioner ofTownandCountryPlanning,letterno.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from theDirectorofTownandCountryPlanning,RocNo.320/2022/TCP3,Dated 07.01.2022.
15. Demand payment Request Letter ,785/2025/T2 Dated: 19.09.2025 (requiringpayment of Aproved Charges, Convertion and inspection Fee).
16. Circular from the Director of Town and Country Planning, RocNo.4367/2019/TCP2, Dated:13.03.2019,14.10.2019, 05.02.2020 and 14.08.2021Tamil Nadu 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. Joint Director / Deputy Director / Assistant Director No.6, Sannathi Street, Subramaniya Nagar,Suramangalam, Salem 636 005ROCNoSLM/31J0PJZZ/42480/2025/2025/TCP Date :23/08/2025
19. Online application of .Mr. PradeepMr.Pachiannan, 31J0PJZZ
20. Online Approval.,inspection Fee Paid Amount Rs. : 98500/- Receipt No. 2025092242480 Date.22/09/2025
21. Site Land Convertion Fee Rs.14700/- Paid to Government Head Vide E-Challan: 20250922016979 Date: 22-Sep-2025
22. Details of payment for information board Fee Rs.10000/- Paid to VellarPanchayat SNA Account ref: 30643526409754190190 Transaction Date : 22/09/2025
23. Site inspection And Certificate of Completion of basic Amenities Received From Union Engineer, mecheri. Date: Sep 2025
24. Block Development Officer(VP),Mecheri Approval No.785/2025/T2 Date:22.09.2025
25. Vellarpanchayat Resolution 213,Dt. 10.09.2025

Body:

Order,

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

Officer :Thiru.Vasudevaprabhu, Panchayat The Special Officer Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department SLM/31J0PJZZ/42480/2025/2025/TCP, Dated.23/08/2025.and Residential Layout Technical Clearance /Concurrence /Planning Permission isissued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO:274/2025. Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 785/2025/p2, Resolution No 213 Dt. 10.09.2025, Vellar Village Panchayat, is granted unanimously. Therefore, Subject to Specific Conditions, Salem District, MecheriPanchayat Union, Vellar Village Panchayat, extent of 0.889 acre or 3598 sq.m - MetturTaluk – MecheriPanchayat Union – VellarPanchayat and Villlage- 27/1A2B1A1 and 27/1A2B1A3 Residential Plot No 1 to 21 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/31J0PJZZ/42480/2025/2025/TCP Date:23/08/2025and Residential Layout TechnicalClearance /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:274/2025. Planning permission No 1/2025 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.Nodangerous 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.

5. Block Development Officer (VP), Mecheri Panchayat Union, Mecheri, Salem.
6. Deputy Block Development Officer (Zonal-I), Mecheri Panchayat Union, Mecheri, Salem
7. PanchayatSecretary,Vellar Village Panchayat Office, Mecheri

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Salem
Date:2025.09.25 13:16:12

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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