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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2025-2026 **Date:** 2/9/26 7:19 PM

From:

Village Panchayat

Salem_Masinaickenpatti

To :

Mr.A.Muthuraman, Mrs.A.Amravathi, Mr.A.Elaya Thirumal,
Mrs.A.Perumayee, and Mr.A.Radhakrishnan,
D.No.: 4/249, Ramakrishnapuram,
Masinaickenpatti,
Salem District-636204.

Online Application Number: Z0TNPXDT

Sir/ Madam,

Sub :

Residential Layout - Office of the Salem District Town and Country Planning –Salem Local Planning Area - Salem District – Valapady Taluk - Ayothiyapattinam Panchayat Union – Masinaickenpatti Panchayat and Village – S.F.Nos. 34/1C2, 34/1D, 34/1E3 – Site Extent- 0.5575 Acre or 2260.00 Sq.m - Technical Clearance issued - Final approval issued - Reg.

Ref :

1. Applicant Mr.A.Muthuraman and Four Others- Online Application No. Z0TNPXDT, Dated: 28.06.2023

2. District Town and Country PlanningOffice, Salem District, Road Pattern Issued on dated: 29.08.2023

3. Applicant Mr.A.Muthuraman and Four Others, Letter dated Gift deed (Local Body) document no. 6126/2023, dated: 25.09.2023 and Gift deed (TANGEDCO) document no. 6125/2023, dated: 25.09.2023.

4. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.

5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.

6. 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.

7. G.O.181, Housing and Urban Development Department, dated 09.12.2020.

8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.

9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.

10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.

11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.

12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.

13. Demand payment Request letter dated 06.10.2023 (Requiring payment ofCentageCharge&Development Charge).

14. Applicant Mr.A.Muthuraman and Four Others, letter dated.10.10.2023 (Payment of Centage Charge&Development Charge)

15. Masinaickenpatti panchayat Resolution number 1 ,Date: 09.02.2026.

Body:

Order,
In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Ayothiyapattinam Panchayat Union – Masinaickenpatti Panchayat, and Approving to an extent of 0.5575 Acre or 2260.00 Sq.m in the Land Bearing S.F Nos. : 34 /1C2, 34/1D, 34/1E3 of Masinaickenpatti Village / Panchayat – 1 to 8 Residential Plots Layout, The 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.251/2023. 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 Localbody, Public Space area of roads are donated to the Masinaickenpatti Village Panchayat with the document no: 6126/2023 Dated: 25.09.2023 registered at the Ayothiyapattanam Sub-Registrar Office, Salem. According to the ordinance in Reference, of Layout Inspection Fees Rs. 8000 /- Payment Masinaickenpatti Account number-1, Dated. 02/06/2025. Layout Approval Fees - Rs. 64248.00 /- Transaction ID : 11000348955376, Dated. 02/06/2025. Totally 72248 /- Therefore, Subject to Specific Conditions, Salem District, Ayothiyapattinam Panchayat Union, Masinaickenpatti Village Panchayat, extent 0.5575 Acre or 2260.00 Comprised in S.F Nos. : 34/1C2, 34/1D, 34/1E3 of Masinaickenpatti Village / Panchayat 1 to 8 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 and Country Planning Department ROC No. SLM/ Z0TNPXDT/13239/2023/TCP Dated. 25/10/2023 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. 251/2023. 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 or obnoxious 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. Body:
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 bear sole responsibility for civil suits arising out of deed registrations 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 localbody is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

The Special officer ,BDO(VP),
Masinaickenpatti Village Panchayat

Copy to:
1.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
2. Ayothiyapattanam Sub-Registrar Office, Salem District.
3. Assistant Director of Rural Development (Panchayat & Audit) Collectorate, Salem East.
4.The Assistant Director, Department of Land Survey and Records, Salem District.
5.Block Development Officer (VP), Ayothiyapattinam Panchayat Union, Ayothiyapattinam, Salem.
6.Tashildar Valapady Taluk,salem district.
7.Superinteding Engineer ,Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO) Udayapatti Electricity Distribution circle,salem District
8.Panchayat Secretary, Masinaickenpatti Village Panchayat Office, Ayothiyapattinam Panchayat Union.

Village

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

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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

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/tools

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The LandLens suite
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- 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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