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Town and Country Planning Department(Planning Permission)

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

ROC No. SLM/2EJ99BSG /19245/2023/2024/TCP Date : 01/02/2024

From:

Joint Director / Deputy Director / Assistant Director

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

To :

The Commissioner,
Salem Corporation,
Salem Taluk
Salem District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office, Salem Local planning authority - Salem District - The proposal for Residential Layout with an extent of 0.7676 Acre or 3106.50 Sq.m in Salem Corporation – Salem West Taluk – Alagapuram Pudhur Village – Ward E – Block No:7 – T.S.No:9/19 (Old S.F.No: 35/4B2) - Technical Concurrence issued - forwarded for further action - Reg.

Ref :
1. Applicant Mr.S.K.Senthil Kumar, Salem District, Application Ref No: 2EJ99BSG (F.No.19245), Dated.06.12.2023.
2. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
3. District Town and country planning Office, Salem District Letter No: SLM/ 2EJ99BSG /19245 /2023 (Road pattern issued on dated:
03.01.2024)
4. Applicant Mr.S.K.Senthil Kumar, Application RefNo: 2EJ99BSG (F.No. 19245), (Gift deed document No: 245/2024 and 246/2024, Dated:
10.01.2024 (LOCAL BODY) & (TANGEDCO)).
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.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
9. Government Letter No.19113/Nov4 (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. Demand payment Request Letter, Dated:0301.2024 and 24.01.2024 (requiring payment of OSR Fees and Centage Fee).
13. Applicant Mr.S.K.Senthil Kumar, Salem District, Application Ref No: 2EJ99BSG (F.No.19245), Dated. 24.01.2024 and 27.01.2024 (Payment
of OSR Fees and Centage 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. G.O.Ms.No:105, Housing and Urban Development Department, Dated:22.03.2005.

The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after perusing the
records and after conducting inspection the applicant was directed to handover the portion of land earmarked for roads, public purposes
meant for local body and TANGEDCO vide under reference 3rd cited above.

On receiving the gift deed soft copy from the applicant vide through online 4th cited above, and on receiving the payment of charges
such as OSR Fees and Centage charges vide under reference 13th cited above, the Technical Concurrence is issued to the said layout subject
to the following conditions.

S.K. Senthil Kumar

1. As per the condition, the layout has been approved and the approved assigned to the layout is PLANNING PERMISSION NO: 09/2024
and SWP/DTCP/ SALEM/ LAYOUT NO: 30/2024. The approved layout Plan is enclosed herewith for taking further action in this regard. The
applicant should submit the Original Gift Deed of 4th cited above to the Commissioner, Salem Corporation and it has been forwarded with it
for further action.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately
as per Condition no.9 (b).

3. After the approval of the local body, it is requested to send the approved residential layout map to the concerned registration
department office and land survey department for information and appropriate action

4. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.

5. As per circular cited in 11th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam
website Special Conditions.

6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions:

As per the directions reference under 8th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under
6th cited above.

1. As per revenue Town survey land register Ward-E, Block-07, T.S.No.9/19 mentioned as there is an square well that is not found during
the site inspection so that verify the well location before issuing the final approval

2. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the
cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required
as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar
road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the
standards prescribed by the local body in the case of other than
Corporation/municipalities.

3. With reference to the 9th cited and 10th cited letter, the concern local body must issue the final approval after transfer of earmarked
road S.F.No sub-division in favor concern local body.

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the
Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite
persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after
registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given
by TNRERA

5. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed
scrupulously.

6. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department
has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement
to development is verified in the documents submitted with the applicant's application (lease deed, sale deed,

S.K. Senthilkumar

gift deed, etc.) any person
wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises
individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department
is not the right organization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee: Rs.4709/- dt.06.12.2023.
OSR charges: Rs.1695299/- dt.24.01.2024
Centage Charges: Rs.3300/- dt.27.01.2024.
Development Charges: Rs.6212/-dt.27.01.2024.

Layout Conditions
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan
approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country
Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above
two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for
public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential
use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line/telegraph line is laid through the plots, the line should be shifted to the edge of the road or as
shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession
of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should
be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any
problem arises regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof
(gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan
shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display
board along with the details of resolution number and date of approval of the layout.
11. 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.
12. 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 Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence
approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily

S.K. Senthilkumar

provided to the purchasers while selling plots for sale.

Copy to:
1. Mr.S.K.Senthil Kumar,
D.NO-112/211, Kailash Nagar,
Alagapuram Pudur,
Salem - 636016.

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

3. Tahsildar,
Salem West Taluk,
Salem District.

4. Sub-Registrar,
Suramanagalam Sub-Registrar Office,
Salem District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

6. Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Udayapatti Electricity Board,
Salem District.

S.K. Senthil Kumar

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4709	06/12/2023
2	OSR Fee	1695299	24/01/2024
3	Centage Charges	3300.00	27/01/2024
4	Development Charges	6212.00	27/01/2024
5	Display Board Charges		
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Salem District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Salem
Date:2024.02.01 11:59:01

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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