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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc No. 01/2026 , Resolution No. 21, Dt. 29.12.2025

Date: 1/30/26 2:41 PM

From:

Village Panchayat

THAPPAKUTTAI

To :

Mr.N Karthikeyan and Mrs.G.Selvi,
D.No. 3/36/105, Therkukadu,
Magudanchavadi, Kudalur,
Sankari,Salem-637103.

Online Application Number: 7E5MJDPO

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Salem - Salem Local Planning Area - Proposal for Residential Layout with an extent of 0.95 Acre or 3844.51 sq,m - S.F.No: 71/2D – Sankari Taluk – Magudanchavadi Panchayat Union - Theppakkuttai Village and Panchayat - Salem District –Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) –Final Approval - reg.

Ref :

1.Applicants Mr.N.Karthikeyan and Mrs.G.Selvi, Salem District, Application Ref No: 7E5MJDPO (F.No. 46896), Dated.09.05.2025.
2.G.O (Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3.Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
4.District Town and Country Planning Office, Salem District Letter No: SLM/7E5MJDPO/46896/2025. (Road pattern issued on dated: 04.06.2025)
5.Applicants Mr.N.Karthikeyan and Mrs.G.Selvi, Salem District, Application Ref No: 7E5MJDPO (F.No. 46896), (Gift deed document No:4459 /2025 (LOCAL BODY), Dated: 27.06.2025 and 4458/2025 (TANGEDCO), Dated: 27.06.2025)
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7.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.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9.G.O.181 and 141, Housing and Urban Development Department, Dated:09.12.2020 and

16.07.2022.
10.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
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:04.06.2025 and 07.07.2025 (requiring payment of OSR Fees,Development Charges, Sub Division Charges, and Centage Fee).
14.Applicants Mr.N.Karthikeyan and Mrs.G.Selvi, Salem District, Application Ref No: 7E5MJDPO (F.No. 46896), Dated.04.07.2025 and 08.07.2025 (Payment of OSR Fees, Development Charges, Sub Division Charges and Centage Fee).
15.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.
16.Tamil Nadu Government 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. 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 –Theppakkuttai Panchayat and Village, and Approving to an extent of 0.95 Acre or 3844.51 sq,m in the Land Bearing S.F.No: 71/2D, 1 to 15 Residential Plots, The Technical Clearance / Concurrence / Planning Permission is issuedto the above mentioned layout and the approval number is assigned as follows Planning Permission No. 93/2025 and APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO: 231 /2025 Subject to Special conditions and Technicalclearance 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 theRelated 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 Theppakkuttai Village Panchayat with the document no: 4459 /2025 Dated: 27.06.2025 registered at the Magudanchavadi Sub-Registrar Office, Salem.

3. According to the ordinance in Reference, Land Conversion Charges of Rs.16,500/-Payment E-Challan Number ID : 20260121013802, Dated.21.01.2026.

Layout Approval Fees Rs.35,133, Inspection Fees - Rs.15,000/- Transaction ID : 11000346324411, Dated. 20.01.2026. Totally Rs. 50,133/-

Therefore, Subject to Specific Conditions, Salem District, Magudanchavadi Panchayat Union, Theppakkuttai Village Panchayat extent of 0.95 Acre or 3844.51 sq,m in the Land Bearing S.F.No: 71/2D, 1 to 15 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/7E5MJDPO/46896/2025/2025/TCP, Dated. 11.07.2025 and Residential LayoutTechnical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and theapproval number is assigned as follows Planning Permission No. 93/2025 and APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO: 231 /2025 All the Special conditions mentioned must be strictly followed.

2. Roads Constructed in the approved Residential layout should remain in same existing condition.

9.Construction of high voltage / low voltage power lines for the plots to the plots to be sold by the Applicantthrough the reserved area of Public or Open Space Handed over to the local body is not permitted.

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

Special Officer,
Theppakkuttai Village Panchayat.

To.
1. Mr.N Karthikeyan and Mrs.G.Selvi,
D.No. 3/36/105, Therkukadu,
Magudanchavadi, Kudalur,
Sankari,Salem-637103.

Copy to:
2.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
3.Magudanchavadi Sub-Registrar, Magudanchavadi Sub-Registrar Office, Salem District.
4.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Salem.
5.The Assistant Director, Department of Land Survey and Records, Salem District.
6.Block Development Officer (VP), Magudanchavadi Panchayat Union, Magudanchavadi, Salem.
7.Panchayat Secretary, Theppakkuttai Village Panchayat Office, Magudanchavadi Panchayat Union.
Theppakkuttai Roc No. 01/2026 , Resolution No 21, Dt. 29.12.2025 , Monday at 11.00 am, the ordinary meeting of Theppakkuttai was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Special Officer :Thiru.K.V.Satyendran, Special Officer / Block Development Officer(V.P) Magudanchavadi Block,Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No.SLM/7E5MJDPO/46896/2025/2025/TCP, Dated. 11.07.2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows Planning Permission No. 93/2025 and APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO: 231 /2025, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 4/2024 , Resolution 01/2026 , Resolution No 21, Dt. 29.12.2025, Theppakkuttai Village Panchayat, is granted unanimously.

Theppakkuttai Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2026.01.30 14:41:15

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.