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Layout Application - Final Approval Letter

Roc No: 303/2025/A1 Date: 6/2/25 3:37 PM

From:

Executive officer

22,Thammampatti Road,Valapadi,Valapady(Tk),Salem (Dt),636115

To :

Mr.LAZAR B, D.No: 32, Aiyyagounder Street, Vazhapady Town,Valapady Taluk, Salem - 636 115.

Online Application Number: IRFAU3AH

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office – Non Planning Area - Salem - The proposal for Residential Layout with an extent of 3.203 acre or 12962.08 Sq.m - S.No. 1/3B, 3/2A1A1A2A and 3/3A1B – Sarkar Valapady Villlage – Valapady Town Panchayat – Valapady Taluk - Salem District - Technical Concurrence issued– Final Approved - Reg.

Ref :

1. Applicant Mr. LAZAR.B, Application Ref No: SLM/IRFAU3AH/39649/2025, Dated : 06.02.2025.
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.No. E2/21485/2024, Dated:31.01.2025. (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/IRFAU3AH/39649/2025/TCP (Road pattern issued on dated: 03.03.2025)
6. Applicant Mr. LAZAR.B Application Ref.No: SLM/IRFAU3AH/39649/2025, Dated:06.02.2025, (Gift deed document No:1929/2025 and 1930/2025, Dated:04.04.2025 (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:08.04.2025 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).
15. Applicant Mr. LAZAR.B Application Ref.No: SLM/IRFAU3AH/39649/2025/TCP, Dated.11.04.2025 (Payment of 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. G.O.Ms.No:105, Housing and Urban Development Department, Dated:22.03.2005.
20. Joint Director / Deputy Director / Assistant Director. Town and Country Planning Department (Palnning Permission) ROC No. SLM/IRFAU3AH/39649/2025/2025/TCP Dated 12.04.2025.
21. Vazhapadi Town Panchayat Resolution No.64(6), Dated.25.04.2025.
22. Concern Documents.

Body:

As per the application of the petitioner and the orders seen in view 1 to 21, and as per the order of the Assistant Director/Member Secretary of the Salem District Local Planning Commission seen in view 20, the Technical approval / Planning permission has been issued in accordance with the special conditions and general conditions for the proposed residential plot measuring 3.203 acre or 12962.08 Sq.m - (Total No.of Plots – 65 Nos) in Sargar Vazhapadi Village Survey No. S.No. 1/3B, 3/2A1A1A2A and 3/3A1B under Issued to the Vazhapadi Town Panchayat, Vazhapadi Taluk, Salem District vide Approval No.SLM/IRFAU3AH/39649/2025/2025/TCP Dated.12.04.2025 (Website Application No. IRFU34H).

Condition:

1. The general conditions stated in the order of the Assistant Director/Member Secretary (P), Local Planning Commission, Salem, as seen in the 20th view, the conditions stated in the special plot conditions and technical approval map, and the conditions stated in the government orders from two to five, all apply to this order.
2. If the evidence provided regarding the land title and the documents submitted for consideration are found to be incorrect or if there is a situation that may affect the granting of technical approval and final approval to the plot, this order will be cancelled without any prior notice.
3. The rules and instructions issued from time to time through the relevant department will apply.
4. The responsibility of properly maintaining the road, rain water drainage, drinking water facility and street lighting facilities established by the petitioner for five years or after 60 percent of the plots are developed, whichever is longer, lies with the plot owner.
5. The rain water in the plot should be connected to the Town Panchayat Existing rain water system to drain out.
6. If it is later discovered that there is any pending case in the field numbers on which the plot is to be constructed, the approval given to the plot will be cancelled without any prior notice.

Signature valid

Signed by: Executive Officer
Location:Salem
Date:2025.06.02 15:37:03

Executive officer



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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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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