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Layout Application - Final Approval Letter

Roc No: Roc No. 1/2024, Resolution No. 832/2024, Dated 12.2.2024

Date: 5/22/24 5:33 PM

From:

Village Panchayat

AVANIPERUR EAST

To :

Mr.R.Velu and Mr.V.Ramesh,
2/4, Ettimadaikadu, Chinnarapalayam,
Senbagamadevi, Thiruchengode, Namakkal Dt.

Online Application Number: TL9DWMSW

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Idappady Panchayat Union – Avaniperur East Panchayat - Acknowledging and Approving to an extent of 9651.75 Sq.m in the Land Bearing S.No.174/3A1, 3A2, 3A3 and 3A4, 1 to 54 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicant Mr.R.Velu and Mr.V.Ramesh, Application Ref No: TL9DWMSW (F.No. 21527), Dated. 13.01.2024.
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. E2/22979/2023, Dated : 04.01.2024 (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: SLM/ TL9DWMSW/21527/2024/TCP (Road pattern issued on dated: 23.02.2024)
6. Applicant Mr.R.Velu and Mr.V.Ramesh, Application Ref No: TL9DWMSW (F.No. 21527), Gift deed document No: 1163/2024 & 1164/2024 (LOCAL BODY) &(TANGEDCO), Dated: 28.02.2024.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. 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.

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: 23.02.2024 and 07.03.2024 (requiring payment of OSR Fee and Centage Fee).
15. Applicant Mr.R.Velu and Mr.V.Ramesh, Application Ref No: TL9DWMSW (F.No. 21527), Dated. 02.03.2024 and 07.03.2024 (Payment of OSR Fee 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.

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Idappady Panchayat Union, Avaniperur East Village Panchayat, and Approving to an extent of 9651.75 Sq.m in the Land Bearing S.No.174/3A1, 3A2, 3A3 and 3A4, 1 to 54 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/ APPROVAL No. : SWP / DTCP / SALEM / LAYOUT No : 299 / 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 Avaniperur East Village Panchayat with the document no: 1163/2024 dated: 28.02.2024 registered at the Idappady Sub-Registrar Office.

3. According to the Special conditions from DTCP Planning permission order, 3% Market Value fee for Residential Layout Plot of Rs.35,775/- Transaction ID : 7d751f9a-60a1-4624-b1ae-74fee247aa7a, Dated. 22.05.2024.

Layout Inspection Fee - Rs.2500/- Transaction ID : 7d751f9a-60a1-4624-b1ae-74fee247aa7a, Dated. 22.05.2024.

Layout Approval Fee - Rs.54,000/- Transaction ID : 7d751f9a-60a1-4624-b1ae-74fee247aa7a, Dated. 22.05.2024.

Total Amount : 92275

Amount In Words : Rupees Ninety Two Thousand Two Hundred Seventy Five Only.

Therefore, Subject to Specific Conditions, Salem District, Idappady Panchayat Union, Avaniperur East Village Panchayat , extent of 9651.75 Sq.m in the Land Bearing S.No.174/3A1, 3A2, 3A3 and 3A4, 1 to 54 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 / TL9DWMSW / 21527 / 2024 MM / 2024 / TCP, Dated. 12.03.2024 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 : 299 / 2023. Planning permission No 832/2024, Dated 12.2.2024 All the Special conditions mentioned must be strictly followed.

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.

President,
Avaniperur East Village Panchayat.

To.

1. 1. Mr.R.Velu and Mr.V.Ramesh, 2/4, Ettimadaikadu, Chinnarapalayam, Senbagamadevi, Thiruchengode, Namakkal.

Copy to :

2. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
3. Idappady Sub-Registrar, Idappady 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), Idappady Panchayat Union, Avaniperur East, Salem.
7. Panchayat Secretary, Avaniperur East Panchayat Office, Idappady Panchayat Union. Avaniperur East Panchayat Resolution Number 832/2024, Dated 12.2.2024, Monday at 11.00 am, the ordinary meeting of Avaniperur East Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Chairman : Tmt. M.Palaniyammal, Panchayat President. 12 Ward Members including the Panchayat President. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/TL9DWMSW /21527/2024 MM/2024/TCP, Dated. 12.3.2024 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: 60 /2024 AND PLANNING PERMISSION NO: 01/2024, Seeking approval of the Council to grant approval subject to specified conditions.
Resolution: Roc No. 1/2024, Resolution Number 24 Dated. 13.3.2024 (Resolution Number 832/2024, Dated 12.2.2024), Avaniperur East Village Panchayat, is granted unanimously.

Avaniperur East Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.05.22 17:33:06

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
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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.