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Layout Application - Final Approval Letter



Roc No: 93/2025

Date: 2/25/26 4:42 PM

From:

Village Panchayat

Minnampalli

To :

Tvl.G.BHARATHI, M.JEYASINGH
S.JAYAKANDAN AND S.SEENIVASAN,
D.No: 5/312, Vayakadu,
Senai Nagar, Veeranam,
Salem Taluk,

Online Application Number: Salem District-636 122.

30INOZDB

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Salem Local Planning Authority Area - Proposal for Residential Layout with an extent of 16187.40 Sq.m (4.00 Acre) – S.F No.108/1B of Minampalli Village/ Panchayat – Ayothiyapattanam Panchayat Union - Valapady Taluk - Salem District – Planning Permission issued - Final approval issued – Reg

Ref :

1. Applicants Tvl.G.BHARATHI M.JEYASINGH S.JAYAKANDAN AND S.SEENIVASAN Salem, Application Ref No:30INOZDB (F.No.56237), Dated. 29.10.2025.
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/30INOZDB/56237/2025/TCP. (Road pattern issued on dated:19.11.2025)
5. Applicants Tvl.G.BHARATHI M.JEYASINGH S.JAYAKANDAN AND S.SEENIVASAN, Salem District, Application Ref No:30INOZDB (F.No.56237), (Gift deed document No:6596/2025, 6597/2025 (LOCAL BODY) &(TANGEDCO), Dated:20.11.2025).

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:21.11.2025 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).
14. Applicants Tvl.G.BHARATHI M.JEYASINGH S.JAYAKANDAN AND S.SEENIVASAN, Salem District, Application Ref No:30INOZDB (F.No.56237), Dated.24.11.2025. (Payment of 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. Minampalli panchayat Resolution number 37,Date: 24.02.2026.

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 – Minampalli Panchayat, and Approving to an extent of 16187.40 sq.m in the Land Bearing S.F Nos : .108/1B - Site Area 4.0 Acre of Minampalli Village / Panchayat – 1 to 90 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 / SUB DIVISION No. :396/2025. 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 Minampalli Village Panchayat with the document no: 6596/2025 Dated: 20.11.2025 registered at the Ayothiyapattanam Sub-Registrar Office,Salem. 3. According to the ordinance in Reference, of Layout Inspection Fees Rs. 90000 /- Payment Minampalli Account number-1, Dated. 18/02/2026 . Layout Approval Fees - Rs. 239380/- Transaction ID : 11000350698001 ,Dated. 18/02/2026. Totally 329380 /- Therefore, Subject to Specific Conditions, Salem District, Ayothiyapattinam Panchayat Union, Minampalli Village Panchayat, extent of 16187.40 Sq.m) Comprised in S.F Nos. : 108/1B Site Area 4.00 Acre of Minampalli Village / Panchayat 1 to 90 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/30INOZDB/56237/2025/2025/TCP Dated.

26/11/2025 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 / SUB DIVISION No. :396/2025. 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 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),
Minampalli 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), Collectorate, Salem.

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.Superintending Engineer ,Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO) Udayapatti Electricity Distribution circle,salem District

8.Panchayat Secretary, Minampalli Village Panchayat Office, Ayothiyapattinam Panchayat Union.



Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2026.02.25 16:42:49



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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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.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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Land survey, soil testing, architecture and construction

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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