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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 210/2025 **Date:** 3/16/26 5:01 PM

From:

Executive officer

95,Belur Main Road,Ayothiyapattanam,Valapady(Tk),Salem(Dt),636103

To :

Mr.Vetrivel and Mr.Sivakumar and Mrs.Gunaselvi,
D.No. No 113A, Narayana Pillai Street, Peramanur, Perumanoor, Salem-636007.

Online Application Number: Y5K012TI

Sir/ Madam,

Sub :

Residential Layout- Salem District – Ayothiyapattanam Town Panchayat - Proposal for Residential Layout with an extent of 1.81 Acre or 7325.00 sq,m - S.F.Nos: 147/2B, 147/3B, 147/4, 147/5, 147/6, 147/7B, 147/7C, 147/8 & 148/7B – Valapady Taluk – Ayothiapattanam Revenue Village - Technical Concurrence issued – Final Approved - Reg

Ref :

1.Applicants Mr.Vetrivel, Mr.Sivakumar and Mrs.Gunaselvi, Salem District, Application Ref No: Y5K012TI (F.No.42993), Dated.22.02.2025.

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/Y5K012TI/42993/2025. (Road pattern issued on dated: 11.04.2025)

5.Applicants Mr.Vetrivel, Mr.Sivakumar and Mrs.Gunaselvi, Salem District, Application Ref No: Y5K012TI (F.No.42993), (Gift deed document No: 2652/2025(LOCAL BODY), Dated: 09.05.2025 and 2653/2025 (TANGEDCO), Dated: 09.05.2025)

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 WaterSupply, 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: 11.04.2025 and 02.06.2025 (requiring payment of OSR Fees, Development Charges, Sub Division Charges,and Centage Fee).

14.Applicants Mr.Vetrivel, Mr.Sivakumar and Mrs.Gunaselvi, Application Ref No: : Y5K012TI (F.No.42993), Dated.28.05.2025 and 05.06.2025 (Payment ofOSR Fees, Development Charges, Sub Division Charges and Centage Fee).

15.Circular from the Director ofTown and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and14.08.2021.

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.Ref :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.

18. The Sub Registrar of Ayothiyapattanam Gifted Document No.2652/2025, Dt.09.05.2025.

19. Assistant Director, Town and Country Planning Department(Planning Permission), Roc No. SLM/Y5K012TI/42993/2025/2025/TCP, Dated.09.06.2025.

20. Junior Engineer, Kannankurichi Town Panchayat(G) Certified Dated.03.03.2026.

21. The Principal, Govt College of Engineering, Salem Letter No. LOI 53/GCE/SLM/Civil/TPI/2026, Dt.05.03.2026.

22. Ayothiyapattanam Town Panchayat Resolution No.20, Dated.13.03.2026.

Body:

As per the application of the petitioner and the orders seen in view 1 to 18, and as per the order of the Assistant Director/Member Secretary of the Salem District Local Planning Commission seen in view 19, the Technical approval / Planning permission has been issued in accordance with the special conditions and general conditions for the proposed residential plot measuring 1.81 acres or 7325.00 sq.m (Total No.of Plots – 29 Nos) in Ayothiyapattanam Revenue Village Survey No. 147/2B, 147/3B, 147/4, 147/5, 147/6, 147/7B, 147/7C, 147/8 and 148/7B under Issued to the Ayothiyapattanam Town Panchayat vide Technical Approval No. SLM/Y5K012TI/42993/2025/2025/TCP, dated.09.06.2025 (Website Application No. Y5K012TI) as under Final Approved issued.

Condition:
1. The general conditions stated in the order of the Assistant Director/Member Secretary (P), Local Planning Commission, Salem, as seen in the 19th 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 outlet.
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.
7. The Waste water in the plot should be connected only Choke pit System.
8. All the Conditions found in Reference No.19.

Executive officer

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.