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Layout Application - Final Approval Letter



Roc No: 1/2024, Resolution No
15, Dt. 12.8.2024

Date: 9/14/24 4:01 PM

From:

Village Panchayat

DASANAICKENPATTI

To :

Mr.A.Senthilkumar, Mr. S.Saravanakumar,
5/613, Dhanalakshmi Nagar,
Dasanaickenpatti,
Salem – 636 201.

Online Application Number:

QXCKJ77Z

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Panamarathupatti Panchayat Union – Dasanaickenpatti Panchayat, Nilavarapatti Revenue Village, - Acknowledging and approving to an extent of 9485.00 Sq.m in the Land Bearing S.F.No. 14/10A1C, 14/36 and 15/2A, 1 to 46 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

- 1.ApplicantMr. A.Senthilkumar and Mr.S.Saravanakumar, Salem District, Application Ref No: QXCKJ77Z(F.No. 23737), Dated. 27.02.2024.
- 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.Director of Town and Country Planning Office,Chennai, Letter No: QXCKJ77Z-2024-TCP4/2024/TCP. (Road pattern issued on dated: 21.08.2024)
- 5.Applicants Mr. A. Senthilkumar and Mr.S. Saravanakumar, Application Ref No:QXCKJ77Z (F.No.23737), (Gift deed document No:5156/2024(LOCAL BODY), 5159/2024&(TANGEDCO), Dated: 22.08.2024).
- 6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
- 7.G.O.18, Department of Municipal Administration and WaterSupply, 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:04.09.2024 (Development Charges, SubDivision Charges and Centage Fee).
14.Applicant Mr. A. Senthilkumar and Mr.S. Saravanakumar, Application Ref No: QXCKJ77Z (F.No. 23737), Dated. 04.09.2024 (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.Revenue Divisional officer, Salem District, NOC. Roc. No. 8340/2023/A3, Dated: 28.11.2023.
19.Assistant Geologist, Deputy Director(i/c), Dept. of Geology and Mining, Salem District, NOC. Roc.No.1455/2023/Mines-C, Dated:29.11.2023.
20.Principal Chief Conservator of Forests (Head of Forest Force), Chennai, Noc. Ref.K.Dis. No. Ref : TS2/000360/2024, Dated:04.01.2024.
21.Executive officer (Agri. Engg.), Agricultural Engineering Department, Salem District, NOC. Letter No. A2/5290/2023, Dated:- 27.11.2023

Body:

Order,

1.In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Panamarathupatti Panchayat Union – Dasanaickenpatti Panchayat, Nilavarapatti Revenue Village, and Approving to an extent of 9485.00 Sq.m in the Land Bearing S.F.No. 14/10A1C, 14/36 and 15/2A, 1 to 46 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO :205/2024 PLANNING PERMISSION NO: 78/2024 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 Dasanaickenpatti Village Panchayat with the document no: 5156/2024 Dated: 22.8.2024 registered at the Dadagapatti Sub-Registrar Office, Salem.

3.According to the ordinance in Reference, Layout Approval Fees of Rs. 46,000/- Payment Transaction ID : 5e224dd8-00b3-46df-b095-ccb2eebf2f5f, Dated. 14.09.2024.

Layout Inspection Fees - Rs.2,500/- Transaction ID : 5e224dd8-00b3-46df-b095-ccb2eebf2f5f, Dated. 14.09.2024. Totally Rs. 48,500/-

Therefore, Subject to Specific Conditions, Salem District, Panamarathupatti Panchayat Union, Dasanaickenpatti Village Panchayat , extent of 9485.00 Sq.m in the Land Bearing S.F.No. 14/10A1C, 14/36 and 15/2A, 1 to 46 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/QXCKJ77Z/ 23737/2024/2024/TCP, Dated. 07.09.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO :205/2024 PLANNING PERMISSION NO: 78/2024. Planning permission No 1/2024 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.
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 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,
Dasanaickenpatti Village Panchayat.

To.
Mr.A.Senthilkumar, Mr. S.Saravanakumar,
5/613, Dhanalakshmi Nagar,
Dasanaickenpatti,
Salem – 636 201.

Copy to:

2.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
3.Dadagapatti Sub-Registrar, Dadagapatti 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), Panamarathupatti Panchayat Union, Panamarathupatti, Salem.
7.Panchayat Secretary, Dasanaickenpatti Village Panchayat Office, Panamarathupatti Panchayat Union.
Dasanaickenpatti Roc No. 1/2024, Resolution No 15, Dt. 12.8.2024 , Monday at 10.00 am, the ordinary meeting of Dasanaickenpatti Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. President : Thirumathi. Malarvizhi Senthilkumar, Panchayat President and 9 Ward Members. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/QXCKJ77Z/ 23737/2024/2024/TCP, Dated. 07.09.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL No : APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO :205/2024 PLANNING PERMISSION NO: 78/2024, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 1/2024, Resolution No 15, Dt. 12.8.2024, Dasanaickenpatti Village Panchayat, is granted unanimously.

Dasanaickenpatti Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.09.14 16:01:37



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One Map

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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

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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



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for you
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The LandLens
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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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