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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 313/2026 **Date:** 2/17/26 7:22 PM

From:

Village Panchayat

M. Palapatti

To :

Mr.N.KETHAN BOKDIA,
S/O G.Norathmal,
No.21, Gokula Nagar,
Manivannan Road,
New Bus Stand Opp,
Salem.

Online Application Number: VFJ49PJL

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Salem District - Salem Local Planning Authority Area - Proposal for Residential Layout with an extent of 5665.55 Sq.m (1.40 Acre) – S.F Nos. 272/1A2 and 272/1B2 of Palappatti Village/Panchayat – Ayothiyapattinam Panchayat Union - Salem Taluk - Salem District – Planning Permission issued - Final approval issued – Reg

Ref :

1. Applicant Mr.N.KETHAN BOKDIA, Salem, Application Ref No:VFJ49PJL (F.No.57122), Dated. 14.11.2025.

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/VFJ49PJL/2025/TCP. (Road pattern issued on dated:09.12.2025)

5. Applicant Mr.N.KETHAN BOKDIA, Salem, Application Ref No:VFJ49PJL (F.No.57122), (Gift deed document No:6062/2025, 6063/2025 (LOCAL BODY) &(TANGEDCO), Dated:15.12.2025).

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:22.12.2025 (requiring payment of Development Charges, Sub Division Charges and Centage Fee).

14. Applicant Mr.N.KETHAN BOKDIA, Salem, Application Ref No:VFJ49PJL (F.No.57122), Dated.22.12.2025. (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. G.O.(M.s).No.155, Housing and Urban Development Department, Dated: 08.10.2025.

19. M.Palapatti panchayat Resolution number 08 ,Date: 16.02.2026.

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 – M.Palapatti Panchayat, and Approving to an extent of 5665.55 sq.m in the Land Bearing S.F Nos : 272/1A2 and 272/1B2- Site Area 1.40 Acre of M.Palapatti Village / Panchayat – 1 to 28 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. :440/2025. 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 KupppanurVillage Panchayat with the document no: 6063/2025 Dated: 15.12.2025 registered at the Salem East Joint I Sub-Registrar Office,Salem. 3. According to the ordinance in Reference, of Layout Inspection Fees Rs. 28000 /- Payment M.Palapatti Account number-1, Dated. 12/02/2026 . Layout Approval Fees - Rs. 142944 /- Transaction ID : 11000349823710 ,Dated. 12/02/2026. Totally 170944 /- Therefore, Subject to Specific Conditions, Salem District, Ayothiyapattinam Panchayat Union, M.Palapatti Village Panchayat, extent of 6430.00 Sq.m) Comprised in S.F Nos. : 272/1A2 and 272/1B2/Site Area 1.40 Acre of M.Palapatti Village / Panchayat 1 to 28 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/VFJ49PJL/57122/2025/2025/TCP Dated. 24/12/2025 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. :440/2025. 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 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),
M.Palapatti Village Panchayat

Copy to:

1.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.

2. Salem East Joint I –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 Salem Taluk,salem district.

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

8.Panchayat Secretary, M.Palapatti Village Panchayat Office, Ayothiyapattinam Panchayat Union.

**Village**

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

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/tools

**Services we run for you**
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**The LandLens suite**
/landlens/one

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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.