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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26
Resolution No 105,
Dt. 25.06.2025

Date: 7/2/25 4:54 PM

From:

Village Panchayat

MOOLAKKADU

To :

Mr.M.Ravichandran, S/o.Mathaiyan,
Door No.1/2-250 Kathiripatti Malayala street,
Karugallur,
Mettur, Salem District – 636303.

Online Application Number: CJWZ21NM

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Kolathur Panchayat Union – Moolakkadu Panchayat, - Acknowledging and approving to an extent of 7650. Sq.m in the Land Bearing S.F.No. 19/4A, Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicant Mr. Mr.M.Ravichandran, S/o.Mathaiyan
   Application Ref No: SLM/CJWZ21NM/35407/2025/TCP), Dated. 21.02.2025.
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. E2/16594/2024, Dated : 28.10.2024 (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/CJWZ21NM/35407/2025/TCP), (Road pattern issued on dated: 24.03.2025)
6.Applicant Mr. Mr.M.Ravichandran, S/o.Mathaiyan Salem District , Application Ref No: SLM/CJWZ21NM/35407/2025/TCP), Dated. 28.03.2025. Gift deed document No: 1383/2025 Dated: 28.03.2025.& 1382/2025 Dated: 28.03.2025 (LOCAL BODY) & (TANGEDCO),
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: 24.03.2025 and 03.04.2025 (requiring payment of OSR FeesDevelopment Charges Sub Division Charages and Centage Fee).
15. Applicant Mr. Mr.M.Ravichandran, S/o.MathaiyanApplication Ref No: SLM/CJWZ21NM/35407/2025/TCP), Dated. 29.03.2025.and 03.04.2025 (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.
17.Block Development officer Kolathur Panchyat Union Road Certificate Letter No:3721/2023 Dated 25.01.2025
18.Sub-Registar Mettur Sub-Registar Office Guide line Value Letter No:04/2025date:18.03.2025
19.Tamilnadu Gazette No.28 dated 10.07.2024
20.Director of Town and Country Planning Chennai Letter No 29505/2023/NPD.Dated 30.07.24

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Kolathur Panchayat Union – Moolakkadu Panchayat, and Approving to an extent of 7650.00 Sq.m in the Land Bearing S.F.No. 19/4A 1 to 39 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: APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO: 105 /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 Moolakkadu Village Panchayat with the document no: 1383/2025 Dated: 28.03.2025 registered at the Mettur Sub-Registrar Office, Salem.

3. According to the ordinance in Reference, Layout Approval Fees of Rs. 106294/- Payment Transaction ID : 11000283383777- Dated. 26.06.2025.
Layout Inspection Fees - Rs.5000/- Transaction ID : 11000283383777- Dated. 26.06.2025.
Totally Rs. ,111294/-

Therefore, Subject to Specific Conditions, Salem District, Kolathur Panchayat Union, Moolakkadu Village Panchayat, extent of 7650.00 Sq.m in the Land Bearing S.F.No. 19/4A 1 to 39 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2025.07.02 16:54:18

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

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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