

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 785/2025/T2

Date: 9/8/25 11:49 AM

From:

Village Panchayat

Pottaneri

To :

Mr.Srinivasan And Two Others,
D.No. 12-61, Thanneerkuttapatti, Mecheri, Mettur
Salem-636453

Online Application Number:

2ZVMGTD7

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Mecheri Panchayat Union – Pottaneri Panchayat The proposal for Residential Layout with an extent of 2.029 acre or 8215 sq.m - Mettur Taluk – Mecheri Panchayat Union – Pottaneri Panchayat and Village- S.F.No: 258/2 and 258/3C2B, Residential Plot No 1 to 36 Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) –Final Aproval issued reg.

Ref :

1. Applicants Mr.Srinivasan And Two Others,Salemdistrict Application Ref No:
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. JointDirectorAgriculturedepartment,SalemvideLetterK.Dis.E2/8921/2024,Dated18.06.2024. (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: ROC.NO. SLM/2ZVMGTD7/46090/2025/TCP 12.06.2025
6. Applicants . Mr.Srinivasan And Two Others,,Salemdistrict Application Ref No: SLM/2ZVMGTD7/46090/2025/TCP, (Gift deed document No:2808/2025, Dated.06.06.2025 (LOCAL BODY)
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.18,DepartmentofMunicipalAdministrationandWaterSupply,Dated04.02.2019andG. O.16 Department of Municipal Administration and WaterSupply, Dated: 31.01.2020.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
 10. G.O.181and141,HousingandUrbanDevelopmentDepartment,Dated:09.12.2020and 16.07.2022.
 11. Government Letter No.19113/Nov4(3)/2017-1,Housingand Urban Development Department, Dated: 30.08.2017.
 12. Circular from the Commissioner ofTownandCountryPlanning,letterno.13686/2017/LA1, Dated: 08.09.2017.
 13. Circular from theDirectorofTownandCountryPlanning,RocNo.320/2022/TCP3,Dated 07.01.2022.
 14. Demand payment Request Letter ,Dated: 29.08.2025 (requiringpayment of Aproved Charges, Conversion and inspection Fee).
 15. Circular from the Director of Town and Country Planning, RocNo.4367/2019/TCP2, Dated:13.03.2019,14.10.2019, 05.02.2020 and 14.08.2021Tamil Nadu Gazette No.28, dated. 10.07.2024.
 16. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024
- Joint Director / Deputy Director / Assistant Director No.6, Sannathi Street,
Subramaniya
Nagar,Suramangalam, Salem 636 005 ROC No SLM/6XMOE116
/40085/2025/TCP/2025/TCP Date
:28/05/2025
17. Online application of Mr.Srinivasan And Two Others, 2ZVMGTD7
 18. Online Aproval.,inspection Fee Paid Amount Rs.204840/- Receipt No. 2025090446090 Date. 04.09.2025
 19. Aproval Fees Rs.8060/- Paid To Pottneri panchayat SNA A/C No 7388229029 Reference Number 2344138422370318863Transaction Date and Time 05 Sep 2025
 20. Site Land Conversion Fee Rs.34485/- Paid to Government Head Vide E-Challan: 20250904022138 Date: 04.09.2025.
 21. Details of payment for information board Fee Rs.10000/- Paid to Pottaneri Panchayat SNA Account Reference Number 2344138428559493489 Transaction Date and Time 05 Sep 2025
 22. Site inspection And Certificate of Completion of basic Amenities Received From Union Engineer, mecheri. Date: Aug 2025
 23. Block Development Officer(VP),Mecheri Aproval No.785/2025/T2 Date:05.09.2025

Body:

Order,



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:196/2025, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 785/2025, Resolution No 123 Dt. 29.08.2025, Pottaneri Village Panchayat, is granted unanimously. Therefore, Subject to Specific Conditions, Salem District, Mecheri Panchayat Union, Pottaneri Village Panchayat, extent of 2.029 acre or 8215 sq.m - Mettur Taluk – Mecheri Panchayat Union – Pottaneri Panchayat and Villages- S.F.No: 258/2 and 258/3C2B Residential Plot No 1 to 36 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/2ZVMGTD7/46090/2025/TCP Date: 12.06.2025 and Residential Layout Technica l 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:196/2025. Planning permission No 2/2025 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 orobnoxious 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

Village



Signature valid

Signed by: Village Panchayat President
Location: Salem
Date: 2025.09.08 11:49:10



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.

[/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](#)



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

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

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



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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