

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: Roc No. 3/2025,
Resolution No 107,
Dt. 27.6.2025

Date: 8/12/25 4:09 PM

From:

Village Panchayat

Manivilundan

To :

Mr.P.Balakrishnan,
Door No-4/161 Kattukottai,
Manivilundan, Thalaivasal,
Salem, 636121.

Online Application Number:

MASQR3SQ

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Thalaivasal Panchayat Union – Manivilundan Panchayat, Manivilundan (South) Village - Acknowledging and approving to an extent of 0.21 Acre or 849.83 sq.m in the Land Bearing S.F.No. 399/5B, 1 to 4 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

- 1.Applicant P.Balakrishnan, Salem District, Application Ref No: MASQR3SQ (F.No.43346), Dated.15.04.2025.
- 2.District Town and country planning Office, Salem District Letter No: SLM / MASQR3SQ / 43346 /2025 (OSR Demand Request Letter issued on dated:12.06.2025)
- 3.Joint Director Agriculture Department, Salem District, Letter No.E2/4723/2025, Dated: 16.04.2025 (Dry Land NOC Letter).
- 4.Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
- 5.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
- 6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 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 16.07.2022.
- 9.Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.

10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021.
13. Demand payment Request letter Dated: 12.06.2025 and 16.06.2025 (requiring payment of OSR Fees, Centage Fee, SubDivision Charges and Development Charges).
14. Applicant Mr.P.Balakrishnan, Salem District, Application Ref No: MASQR3SQ (F.No.43346), Dated.13.06.2025 and 18.06.2025 (Payment of OSR Fees, Centage Fee, SubDivision Charges and Development Charges).
15. Block development officer, Thalaivasal Panchayat Union Road certificate Letter No.505/2024, date.09.05.2025
16. Tamil Nadu Gazette No.28, dated.10.07.2024
17. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Thalaivasal Panchayat Union – Manivilundan Panchayat, Manivilundan (South) Village, and Approving to an extent of 0.21 Acre or 849.83 sq.m in the Land Bearing S.F.No. 399/5B, 1 to 4 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/SUB DIVISION NO : 206/2025 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.
3. According to the ordinance in Reference, Layout Approval Fees of Rs. 9,150/- Payment Transaction ID : 11000290695562, Receipt Number : 2025080443346, Dated. 4/8/2025.
Layout Inspection Fees - Rs. 4,000/- Payment Transaction ID : 11000290695562, Receipt Number : 2025080443346, Dated. 4/8/2025.
Land Convergence Charges Payment Challan Number 20250805032856, Challan Date 5/8/2025, Amount 3,150/-, Totally 16,300/-
4. Manivilundan Roc No. 3/2025, Resolution No 107, Dt. 27.6.2025, Friday at 11.00 am, the ordinary meeting of Manivilundan Panchayat Special Officer was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. Special Officer, Manivilundan Village Panchayat, Thalaivasal Panchayat Union, Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM / MASQR3SQ / 43346 /2025 /TCP/2025/TCP, Dated. 20.6.2025 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/SUB DIVISION NO : 206/2025, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 3/2025, Resolution No 107, Dt. 27.6.2025, Manivilundan Village Panchayat, is granted unanimously.
Therefore, Subject to Specific Conditions, Salem District, Thalaivasal Panchayat Union, Manivilundan Village Panchayat, extent of 0.21 Acre or 849.83 sq.m in the Land Bearing S.F.No. 399/5B, 1 to 4 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 / MASQR3SQ / 43346 /2025 /TCP/2025/TCP, Dated. 20.6.2025 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/SUB DIVISION NO : 206/2025. Planning permission No 1/2025 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.
 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 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.

Special Officer,
Manivilundan Village Panchayat.

To.

1. Mr.P.Balakrishnan,
Door No-4/161 Kattukottai,
Manivilundan,Thalaivasal,
Salem,636121.

Copy to:

2. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
3. Sub-Registrar, Sub-Registrar Office, Thalaivasal, 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), Thalaivasal Panchayat Union, Thalaivasal, Salem.
7. Panchayat Secretary, Manivilundan Village Panchayat Office, Thalaivasal Panchayat Union.

Manivilundan Village Panchayat



Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2025.08.12 16:09:17



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

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

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

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Build Scope

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

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Watch a property and hear about it when something new is registered against it.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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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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for you
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The LandLens
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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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