

RE

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Layout Application - Final Approval Letter



Roc No: Roc No. 1, Resolution
No. 06/2025 - 2026,
Dt.05.02.2026

Date: 4/3/26 12:13 PM

From:

Village Panchayat

Irugalur

To :

Mr.Sithuraj Palanimuthu,
D.No. 4/59-1,
Unjakkadu,
Kaligoundampalayam,
Sankiri,
Salem-637103.

Online Application Number:

PFTAAFYU

Sir/ Madam,

Sub :

Residential Layout - Salem District – Sankari Panchayat Union – Irugalur Panchayat and Village - Acknowledging and approving to an extent of 2.40 Acre or 9712.45 sq.m in the Land Bearing S.F.No: 159/2A Irugalur Panchayat/ Village 1 to 51 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) – Final Approval Order Issue - reg.

Ref :

1. Applicant Mr.Sithuraj Palanimuthu, salem district, Application Ref No: SLM/ PFTAAFYU/50073/2025/TCP, Dated.18.07.2025.
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/ 10894/2025, Dated: 05.08.2025. (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/ PFTAAFYU/50073/2025/TCP (Road pattern issued on dated: 14.08.2025)
6. Applicant Mr.Sithuraj Palanimuthu, salem district, Application Ref No: SLM/PFTAAFYU/50073/2025/TCP, (Gift deed document No: 5593/2025 and 5594/2025, Dated.26.08.2025 (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: 14.08.2025 and 02.09.2025 (requiring payment of OSR fees, Development Charges, Sub Division Charges and Centage Fee).
15. Applicants Mr.Sithuraj Palanimuthu, salem district, Application Ref No: SLM/ PFTAAFYU/50073/2025/TCP, Dated.01.09.2025 and 03.09.2025 (Payment of OSR fees, Development Charges, Sub Division Charges 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. Tamil Nadu Gazette No.28, dated.10.07.2024.
18. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.
19. Applicant Demand Fee Receipt Dated.02.04.2026
20. Irugalur Village panchayat Resolution No. 06/2025 - 2026, Dt.05.02.2026

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Sankari Panchayat Union – Irugalur Panchayat and Village and Approving to an extent of 2.40 Acre or 9712.45 sq.m in the Land Bearing S.F.No: 159/2A Irugalur Panchayat/ Village 1 to 51 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO:285/2025 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 Local body, Public Space area of roads are donated to the Irugalur Village Panchayat with the document No: 5594/2025 and 5593/2025 Dated 26.08.2025 registered at the Magudanchavadi Sub-Registrar Office, Salem.

3. According to the ordinance in Reference, Layout Approval Fees of Rs. 2,09,092/- Payment Receipt Number. 2026040250073 Transaction ID: 11000356692982, Dated. 02/04/2026. Layout Inspection Fees Rs. 51,000/- Payment Receipt Number. 2026040250073 Transaction ID: 11000356692982, Dated. 02/04/2026. Land Convergence Charges (3%) Market Value, Rs. 36,000. Challan No. 20260402004027. Dated. 02.04.2026/- Totally 2,96,092/-

4. Irugalur Roc No. 1, Resolution No. 06/2025 - 2026, Dt.05.02.2026, the ordinary meeting of Irugalur 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, Irugalur Village and Panchayat, Sankari, Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/ PFTAAFYU/50073/2025/TCP/2025/TCP, Dated. 04/09/2025 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows PLANNING PERMISSION NO APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO:285/2025, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 1, Resolution No. 06/2025 - 2026, Dt.05.02.2026, Irugalur Village Panchayat, is granted unanimously.

Therefore, Subject to Specific Conditions, Salem District, Sankari Panchayat Union, Irugalur Village Panchayat, extent of 2.40 Acre or 9712.45 sq.m in the Land Bearing S.F.No: 159/2A Irugalur Panchayat/ Village 1 to 51 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 SLM/ PFTAAFYU/50073/2025/TCP/2025/TCP, Dated. 04.09.2025 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/LAYOUT NO:285/2025. 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 local body 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/ Block Development Officer(VP)
Irugalur Village Panchayat.

To.
Mr.Sithuraj Palanimuthu,
D.No. 4/59-1,
Unjakkadu,
Kaligoundampalayam,
Sankiri,
Salem-637103

Copy to:

1. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
2. Sub-Registrar, Sub-Registrar Office, Magudanchavadi, Salem District.
3. Submitted to the Perusal of 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), Sankari Panchayat Union, Salem.
6. Panchayat Secretary, Irugalur Village Panchayat Office, Sankari Panchayat Union.

Irugalur Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2026.04.03 12:13:17



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.

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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

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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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The registers themselves, read for you.

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Field Measurement Sketch

EC Analyzer

Bank charge check

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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

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The LandLens
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Every claim in this document traces back to a government record.

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Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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