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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 990-2023 Date: 8/23/24 2:55 PM

From:

Executive officer

66A,Athumedu Street, Attur to Thammampatty main Road,Keeripatty Post,Attur(Tk),Salem(Dt),636107

To :

Mr.R.V Sampathkumar, 75/A Therkku Kadu, Pudupettai (po),
Attur(Tk) salem(Dt)

Online Application Number: G67M6HUV

Sir/ Madam,

Sub :

Residential Layout – Salem District – Keeripatti Town Panchayat- Attur Taluk – -S.F.No:120/10A & 120/12– Site extent of 1.26 acre or 5100.00 sq.m – Technical Clearance issued by DTCP –Final Approval given by Local Body - Reg.

Ref :

1. Assistand Director of Town and Country Planning Salem Letter No. SLM/G67M6HUV/15534/2023/TCP Dt. 19.12.2023
2. Gift deed Document No.2782/2023 Dated: 04.12.2023
3. Keeripatti Town Panchayat Council Resolution No. 301(6) Dt.12.01.2024.
4. Guideline Value and Property Valuation online report
5. This Office Letter Roc No.990/2023 Dated.15.07.2024.
6. Junior Engineer, Thammampatty Town Panchayat(Group) Salem District Technical Certiticate Dated.26.07.2024.
7. Keeripatty Town Panchayat NIC account Statement Dated.30.07.2024, 16.08.2024 and 21.08.2024

Body:

With reference to the letter 1st cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Salem District, has requested for Final approval of Layout by Local Body for the extent of 1.26 acre or 5100.00 sq.m at Keeripatty Town panchayat S.F.No:120/10A, 120/12. In the continuation, road pattern for residential layout has been issued by the Assistant Director, Salem District Town and Country Planning on 19.12.2023. Further with reference to the gift deed in the 2rd cited the applicant has submitted road and road splay areas by handing over to the local body on 04.12.2023. With reference to the 3rd cited The Keeripatty Town Panchayat Council has passed resolution for final approval of the Layout with Resolution No. 301(6) Dated.12.01.2024.

With reference to the 4th cited Layout S.F.No:120/10A, 120/12 Guideline Value and Property valuation by online report. With reference to the 5th cited Pay the amount Demand generation by This office letter. With reference to the 6th cited Technical Certiticate issued by Junior Engineer, Thammampatty Town Panchayat(Group) Salem District. With reference to the 7th cited Paid the demand amount by Keeripatty Town Panchayat NIC account Statement. So Hence the above Layout is given final approval with the following conditions.

Details

1. Layout Technical Approval No- SWP/DTCP / SALEM/ LAYOUT NO 300/2023

2. Layout Survey No - 120/10A & 120/12

3. Layout Total Area - 1.26 acre or 5100.00 sq.m

4. No of Plot Sanctioned ¬- 30 PLOTS

Executive officer

Signature valid

Signed by: Executive Officer
Location:Salem
Date:2024.08.23 14:55:03

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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