Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 01/2024-25 Date: 3/8/25 4:31 PM

From:

Village Panchayat

Alambadi

To :

Thiru.Mr.NSN.Nataraj,
Managing Partner Of NSN Promototers,
Door No. 4/114, Neikaranpalayam,
Alambadi, Kangayam.
Tiruppur District -638107

Online Application Number: Y8E4VVG1

Sir/ Madam,

Sub :

Residential Layout - Kangayam panchayat Union- Alamabadi Village Panchayat Tiruppur District – proposed formation of housing layout to an total extent of 2.24 ¾ Acre or 9100.00Sq.m in the land bearing- S.F.No.140/B2,141/A2 at Neikaranpalayam Village – Kangayam Taluk - Final Approval – Reg.

Ref :

1. Application Reference No. Y8E4VVG1/2024/TCP dated. 10.10.2024 , received through Single Window Portal from Thiru NSN Nataraj,Managing Partner of NSN Kangayam.
2. Planning Permission approved by the Joint Director Assisstant Director/Depty Director/ District Town and country planning Office, Tiruppur, vide R.O.C.No:Y8E4VVG1/2024/TCP date :07.11.2024
3. Gift deed document no. 6262/2024, dated.28.10.2024 Uploaded by the applicant NSN Nataraj ,on dated 04.11.2024.
4. Payment details of Centage charges received from the applicant dated 22.10.2024 & 05.11.2024.
5. Payment details of Development Charge,dated 28.02.2025 Land use conversion Charge dated 28.02.2025 and Scrutiny fee received from the applicant dated 28.02.2025.
6. Alambadi Village Panchayat Resolution.No : 37 Date: 07.03.2025
7. G.O.No.18 Department of Municipal Administration and water supply Dated:04.02.2019
8. G.O.No.16 Department of Municipal Administration and water supply Dated:

31.01.2020.
9. G.O.No.181 Department of Housing and Urban Development Dated:31.01.2020.

Body:

The application seeking final approval for the proposed formation of housing layout to an extent of 2.24 3/4 Acre or 9100.00Sq.m in the land bearing S.F.No.140/B2,141/A2 at Alambadi Village Panchayat, Kangayam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

1 .Development Charge + Land use conversion Charge - Rs.13,650.00 + Rs.75,161 = Rs.88,811 /-
2. Secrutiny fee - Rs.13,650/-.
3. Layout Approval Fees - Rs.195904/-
4. Layout Approval Fees - Rs. 32000/-

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Alambadi Village Panchayat Special Officer meeting held on 07.03.2025 and the Resolution .No:37 /2025 vide reference 6th cited above,

Layout Details :

S.NO	Details
1.	Layout Extent – 2.24 3/4 Acres or 9100.00Sq.m
2.	No of Plots Allotted - 32 Nos
3.	Public Purposes Gifted to Local body

i). Layout Roads including Splay 3407.325 Sq.m.
ii). Public purpose (A)for Local body 39.20 Sq.m. (0.68%)
iii). Public purpose (B) for Tangedco 37.60 Sq.m. (0.66%)

The Applicant paid Rs 3,18,808/- on 04.11.2024 as Open Space Reservation Charges against allotted Park Area of 569.26 Sq.m (10.0%) as per Govt Orders and the Receipt of Payment vide reference 4th cited above.

The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

If any Document Submitted For Permission is Found Incorrect later their Layout Permission Will be cancelled without any period Notice.

The final Approval is issued to the above mentioned layout and the number is assigned as 01/2024-2025.

Village

Signature valid
Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.03.08 16:31:54



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate