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RE REGULATORY RECORD

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Verified RealEstate™
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Layout Application - Final Approval Letter

Roc No: 002/2024-25 Date: 7/18/24 6:09 PM

From:

Village Panchayat

Vellar

To :

Thiru.A.Murugesan and Two others S/o. Arumugam, Door No 17/2-3, Azhagavundanur Road, Mechri, Mettur, Salem,Tamilnadu-636451

Online Application Number: 7B6AL5CV

Sir/ Madam,

Sub :

Sub: Residential Layout-Salem District - Mecheri Panchayat Union - Vellar Panchayat - acknowledging and approving to an extent of 39701.00 Sq.m (or) 9.81 Acre in the land bearing SF.No.182/1A2B ,182/2A2, 183/1, 183/2, 183/3A2, 186B/3A2A, 186B/3A2C, 1 to 226 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - Resolution Passed by Village Panchayat - Final Approval Order Issued-Reg.

Ref :

1. Applicant Thiru.A.Murugesan and Two others S/o Arumugam,Door No 17/2-3, Azhagavundanur Road, Mecheri, Mettur, Salem Application Ref No.7B6AL5CV (F.No.26932), Dated: 29.04.2024.

2. G.O.(Ms)No.79/Housing and Urban Developement Department, Dated: 04.05.2017.

3. Joint Director Agriculture department, Salem Vide Letter K.Dis.E2/8737/2024, Dated: 27.06.2024 (Dry Land Noc Letter)

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning and Permission), Salem District, 18th cited, issued to Salem District, Mecheri Panchayat Union, Vellar Village Panchayat, and approving to anectent of 39701.00 Sq.m (or) 9.81 Acre in the land bearing SF.No.182/1A2B ,182/2A2,183/1,183/2,183/3A2,186B/3A2A, 186B/3A2C, 1 to 226 Residential Plots Layouts. The Technical Clearance / Concurrence /Planning Permission is issue to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/SALEM/LAYOUT APPROVAL No.147/2024 subject to Special Conditions and Technical clearance from the Locay 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 Document Subitted 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 Road as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities by to be Constructed OHT, necessary Street Lights has been provided as per the standards specified by the Local body, Public space area of roads are donated to the Vellar Village Panchayat with the document No. 3368/2024, dated 05.07.2024 registered at Mecheri Sub-registrar Office.

3. According to the Ordinance in Reference 15, 3% Market Value fee for Residential Layout Plot of Rs.90,000/-, Dated: 16.07.2024 Challan No.20240716031085

1. Layout Approval Fee – Rs.230000/- Transaction ID: aa68c80b-9ca7-408b-9d0e-84763dadad90

2. Layout Inspection Fee – Rs.1000/- Transaction ID: aa68c80b-9ca7-408b-9d0e-84763dadad90 Therefore. Subject to Specific Conditions, Salem District, Mecheri Panchayat Union Vellar Village Panchayat, extent of 39701.00 Sq.m (or) 9.81 Acre in the Land Bearing SF.No.182/1A2B ,182/2A2,183/1,183/2,183/3A2,186B/3A2A,186B/3A2C, 1 to 226 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 map.
2. 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.
3. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
4. Construction of high voltage / low voltage powerlines for the plots to the plots to 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.

Village

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.07.18 18:09:48

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
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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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