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
www.verified.realestate

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

Layout Application - Final Approval Letter

Roc No: 01/2024/L1

Date: 11/16/24 1:01 PM

From:

Village Panchayat

Periyeripatti

To :

Mr.R.Kribakaran and Two others,
D.NO. 17/2-28A, Alagagoundanur,
Erakundappati, Mettur Salem 636451

Online Application Number: XVKKUJ12

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 1.47 Acre or 5948.88 sq.m- S.F.No:117/1B – Periyeripatti Panchayat and Village – Omalur Panchayat Union - Omalur Taluk - Salem District - Technical Concurrence issued - forwarded for further action - Reg.1to 38 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 Mr.R.Kribakaran and Two others,
D.NO. 17/2-28A, Alagagoundanur,
Erakundappati, Mettur Salem 636451
Applicant Ref No.XVKKUJ12(F.No.30356) Dated: 14/10/2024
2. G.O.(Ms)No.79/Housing and Urban Developement Department,Dated: 04.05.2017
3. Joint Director, Agriculture Department,Salem District, Letter No.2/12151/2024, Dated : 16.08.2024

Body:

1. In the Letter From the Assistant Director Town and Country Planning Department (Planning And Permission),Salem District, 1st cited issued to Salem District ,Omalur Panchayat Union, Periyeripatti Panchayat,And Approving to Anectent of 1.47 Acre or 5948.88 sq.m- S.F.No:117/1B, 1 to 38 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.248/2024 subject to special conditions and Technical Clearance from the Local Authority.

2. According to the ordinance in Reference 15, 3% Market Value Fee For Residential Layout Plot of Rs.22050/-, Dated; 21.10.2024 Challan No.20241021007777.

1. Layout Approval Fees -Rs. 1500/- Transaction ID :dc595f51-8175-4d69-aac8-283017bd6641
2. Layout Approval Fees -Rs. 36500/- Transaction ID: 243217107078
3. Layout Inspection Fees-Rs. 1000/- Transaction ID :dc595f51-8175-4d69-aac8-283017bd6641

Therefore, subject to Specific conditions,salem District ,Omalur Panchayat Union, Periyeripatti Panchayat,And Approving to Anectent of 1.47 Acre or 5948.88 sq.m- S.F.No:117/1B, 1 to 38 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 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

R. Sub

S. சுதர்சன்

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.11.16 13:01:24

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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™

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