Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

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

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 74/2024/A1 Date: 5/14/24 4:32 PM

From:

Executive officer

1.14.46, Bhavani Main Road, Panchayat office Road, Sankari, Salem Dt-637301

To :

Mr. P.Venkatachalam, So.Palaniappan, Flat No.19, Kurinji Garden,
Sundakamuthur Road , Coimbatore South, Coimbatore -641 026

Online Application Number: V4E4QC6N

Sir/ Madam,

Sub :

Residential Layout – Salem District – Sankari Town Panchayat - Sankari Taluk – Sankari Villlage -S.F.No: 221/2A – Site extent of 4.35 acre – Technical Clearance issued by DTCP – Final Approval given by Local Body - Regarding.

Ref :

1.Applicant Mr.P.Venkatachalam, S/o. Palaniappan, E-19, Gurinji Garden, Sundakkamuthur Road, Coimbatore Dated: 02.02.2024.
2. Road Pattern Issued by Salem District Town and Country Planning Office dated: 24.11.2023.
3. Gift deed Document No 5059/2023D Dated: 08.12.2023
4. Assistand Director of Town and Country Planning Salem Letter No. SLM/VAE4/2023/2023/TCP/ Dt. 13.12.2023
5. Sankari Town Panchayat Council Resolution No. 238(25) Dt.28.02.2024.

Body:

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 4.35 Acres at Sankari Village SF No. 221/2A. In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, Salem District Town and Country Planning on 24.11.2023. Further with reference to the gift deed in the 3rd cited the applicant has submitted road and road splay areas by handing over to the local body on 08.12.2023.

With Reference to the letter 4th cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Salem District. With reference to the 5th cited The Sankari Town Panchayat Council has passed resolution for final approval of the Layout with Resolution No. 238(25) Dated.28.02.2024.

Hence the above Layout is given final approval with the following conditions.

Conditions

1. Alteration of plot sizes, layouts and sizes of roads, common allotment sizes and further subdivision of

Executive officer



Signature valid

Signed by: Executive Officer
Location:Salem
Date:2024.05.14 16:32:29

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.