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RE REGULATORY RECORD

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 231/2024 Date: 11/6/24 3:17 PM

From:

Executive officer

13/6-12,13th ward kadayampatty kattuvalavu west. ,Kadayampatty,Kadayampatty(Tk),Salem(Dt),636351

To :

Mr.Mathewaran and Mrs.chitra,
D no 64 Jothi Theatre ,
East Street Ammapet,
Salem.

Online Application Number: X94FQV3F

Sir/ Madam,

Sub :

Residential Layout – Salem District – Kadayampatti Town Panchayat- Kadayampatti Taluk – Nachinampatti village -S.F.No: 71/18,71/20, 71/21,71/22,71/23E – Site extent of 1.80 acre or 7287.00 sq.m – Technical Clearance issued by DTCP –Final Approval given by Local Body - Reg.

Ref :

1.Applicant Mr.Mathewaran and Mrs.chitra online application X94FQV3F Dated: 06.07.2024.
2. Road Pattern Issued by Salem District Town and Country Planning Office dated: 19.06.2024.
3. Gift deed Document No 6722/2024 Dated:24.06.2024
4. Assistand Director of Town and Country Planning Salem Letter No.SLM/ X94FQV3F /22742/2024/TCP Dt. 19.06.2024

Body:

With reference to the letter in the 1stcited, applicant has requested for Final approval of Layout by Local Body for the extent of 1.80 acre or 7287.00 sq.m at Nachinampatti village S.F.No: 71/18,71/20,71/21,71/22,71/23E. 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 19/06/2024. 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 24.06.2024.

With Reference to the letter 4th cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Salem District. Hence the above Layout is given final approval with the following conditions.

Details

1. Layout Technical Approval No - SWP/DTCP / SALEM/ LAYOUT NO 136/2024

2. Layout Survey No - 71/18,71/20,71/21,71/22,71/23E

3. Layout Total Area - 1.80 acre or 7287.00 sq.m

4. No of Plot Sanctioned ¬- 29 PLOTS

Conditions

1. No alteration shall be made to the plots in the plot shown in the map without permission.

2. No plot shall be sold, leased or otherwise transferred or any building erected on any plot before the fulfillment of the

above two conditions.

3. If a low voltage / high voltage power line / telephone line is laid through the Layout, the line should be shifted to the

edge of the road or as shown on the approved plot plan.

4. The hollow portion of the plot should be raised to street level

5. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not

exceeding 9.00 meters apart from each other.

6. Before construction of buildings in the plot of the Layout, the permission of the Town and Country Planning or Local

Body should be obtained for each building according to its measurements.

7. At the place where the Layout has been approved, the layout approved order No. and datethe council resolution

number and date should be clearly mentioned and permanently published through a notice board.

8. If the proofs provided regarding the Layout approval and the documents submitted for consideration are found to be

incorrect or if there is a situation which may affect the approval Permission granted to the Layout will be canceled

without any prior notice.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Salem
Date:2024.11.06 15:17:34

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

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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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