

RERA Document

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Layout Application - Final Approval Letter



Roc No: 003/2024-25

Date: 7/20/24 11:45 AM

From:

Village Panchayat

Vellar

To :

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

Online Application Number:

5AD91SYK

Sir/ Madam,

Sub :

Residential Layout-Salem District - Mecheri Panchayat Union - Vellar Panchayat - acknowledging and approving to an extent of 1.12 Acre or 4532.48 sq,m - S.F.No: 62/2E2 1 to 13 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.A.Murugesan, Salem District, Application Ref No: 5AD91SYK (F.No.20693), Dated.29.12.2023.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. Joint Director Agriculture department, Salem vide Letter K.Dis. E2/466/2024, Dated: 21.02.2024 (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 an extent of 1.12 Acre or 4532.48 sq,m - S.F.No: 62/2E2 1 to 13 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.76/2024 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. 1589/2024, dated 22.03.2024 registered at Mecheri Sub-registrar Office.

3. According to the Ordinance in Reference 15, 3% Market Value fee for Residential Layout Plot of Rs.13000/-, Dated: 19.07.2024 Challan No. 20240719020266

1. Layout Approval Fee – Rs.16000/- Transaction ID: 28b48bd1-e53b-4720-8a1e-9aee4c7595fe

2. Layout Inspection Fee – Rs.1000/- Transaction ID: 28b48bd1-e53b-4720-8a1e-9aee4c7595fe Therefore. Subject to Specific Conditions, Salem District, Mecheri Panchayat Union Vellar Village Panchayat, extent of 1.12 Acre or 4532.48 sq,m - S.F.No: 62/2E2 1 to 13 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

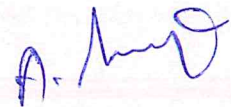
Conditions:-

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:2024.07.20 11:45:57



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

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



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

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

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

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



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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