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

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 001/2024-25 Date: 8/3/24 10:55 AM

From:

Village Panchayat

Balbakki Village Panchayat Office,Omalur, Salem

To :

Thiru.P.Mani S/o. Perumalgoundar, 9/112, Keelkamandapatti, Pachanampatti Po, Omalur Tk, Salem

Online Application Number: FQFVZFR1

Sir/ Madam,

Sub :

Residential Layout-Salem District-Omalur Panchayat Union-Balbakki Panchayat-acknowledging and approving to an extent of 4856.00 Sq.m (or) 1.20 Acre in the land bearing Sf.No.141/2A1A1A2-1 to 21 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.P.Mani S/o. Perumalgoundar, 9/112, Keelkamandapatti, Pachanampatti Po, Omalur Tk, Salem Application Ref No.FQFVZFR1(F.No.22036), Dated: 28.01.2024
2.G.O.(Ms)No.79/Housing and Urban Developement Department, Dated: 04.05.2017.
3.Circular from the Director Town and Country Planning Roc.No.19799/2020, Dated: 24.12.2020.
4.Director of Town and Country Planning, Chennai Letter No.FQFVZFR1/22036/ 2024/2024/TCP (Road Patternissued on dated: 29.02.2024)
5.Applicatint ThiruThiru.P.Mani S/o. Perumalgoundar, 9/112, Keelkamandapatti, Pachanampatti Po, Omalur Tk, Salem Application Ref No.FQFVZR1(F.No.22036) Gift deed Document No.2353/2024 & 2354/2024 (Local Body) & (TANGEDCO), Dated: 07.11.2023 & 10620/2023, Dated.07.11.2023 (Road Handed over Document)
6.G.O.Ms.138, Housing and Urban Development Department, Dated: 04.06.2024.
7.G.O.Ms.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and

16.07.2022
10.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017
11.Circular from the Commissioner of Town and Country Planning, Letter No.13686/2017/LA1, Dated: 08.09.2017
12.Circular from the Director of Town and Country Planning Roc.No.320/2022/TCP3, Dated: 07.01.2022.
13.Demand payment request Letter, Dated: 29.02.2024 and 20.03.2024 (requiring payment of OSR Fees, Centage Fee and Development Charges)
14.Applicatint ThiruThiru.P.Mani S/o. Perumalgoundar, 9/112, Keelkamandapatti, Pachanampatti Po, Omalur Tk, Salem Ref No. YYQ7O2AV(F.No.20889), Dated: 17.04.2024 (Payment of Approval Fee) and Dated.20.06.2024 (Payment of Fee for 3% of Market Value)
15.Circular from the Director of Town and Country Planning Roc.No.4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021
16.G.O.Ms.No.105/ Housing and Urban Development Department, Dated: 22.03.2005.
17.Block Development Officer Omalur Panchayat Union Road Certificate Lr. Roc.No.1791/2022/P5, Dt.21.02.2024.
18.The Assistant Director of Town and Country Planning Roc.No. SLM/FQFVZFR1/22036/ 2024/2024/TCP, Dated: 25.03.2024
19. Omalur Panchayat Union, Balbakki Village Panchayat Resolution No.45(407)/Dated:21.06.2024

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, Omalur Panchayat Union, Balbakki Village Panchayat, and approving to an extent of 4856.00 Sq.mm (or) 1.20 Acre in the land bearing Sf.No.141/2A1A1A2, 1 to 21 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.72/2024 (Planning permission No.28/2024) subject to Special Conditions and Technical clearance from the Local 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 Submitted 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 Balbakki Village Panchayat with the document No.2353/2024, dated .06.03.2024 registered at Omalur Sub-registrar Office & Layout Roads Handed over to The Commissioner, Panchayat Union, Omalur with the Document No.10620/2024, dated: 07.11.2023 at Omalur Sub-registrar Office.
3.According to the Ordinance in Reference 15, OSR Fee Rs.320320/-, Dated: 19.03.2024, Scrutiny Fee Rs.7284/-, Dated: 28.01.2024, Centage Charges Rs.7500/-,Dated.20.03.2024, Development Charges Rs. 9712, Dt.20.03.2024
Therefore. Subject to Specific Conditions, Salem District, Omalur Panchayat Union, Balbakki Village Panchayat, extent of 4856.00 Sq.m (or) 1.20 Acre in the Land Bearing SF.No.141/2A1A1A2, 1 to 21 Redisdential 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 Department Roc.No. SLM/FQFVZFR1/22036/ 2024/2024/TCP, Dated: 25.03.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned follows SWP/DTCP/SALEM/LAYOUT APPROVAL No. 72/2024 (Planning permission No.28/2024). All the Special Conditions mentioned must be strictly followed.
2.Roads Constructed in the approved Residential layout Should remain in same existing condition No Changes should be made.
3.The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4.Approved layout Plots should be uses for construction of house only. No. dangerous or obnoxious factories are allowed.
5.The applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any diffenence arises.
6.Every plot deed registration should be accompanied by a copy of this layout approval map.
7.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.

8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9.Construction of high voltage / low voltage power lines 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.
10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.08.03 10:55:20



our services doesn't just end there

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.



empowering your real estate decisions with smart tools

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™

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