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: 1/2024, Resolution No 17, Dt. 2.8.2024

Date: 8/9/24 8:21 PM

From:

Village Panchayat

NEIKKARAPATTY

To :

Mr. S Gnanasekaran, Mr. N Ramesh,
Mr.P Venkatachalam and Mr. K Ponnusamy
Door No.5-13, Kunnangal Kadu, Karuveppampatti,
Thiruchengode,Namakkal-637209.

Online Application Number: JCZXF0VZ

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Panamarathupatti Panchayat Union – Neikkarapatty Panchayat, - Acknowledging and approving to an extent of 6960.59 Sq.m in the Land Bearing S.F.No. 28/2B2, 1 to 32 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1.Applicants Mr.S.Gnanasekaran and Three Others, Namakkal District, Application Ref No: JCZXF0VZ (F.No. 24776), Dated.16.03.2024.
2.Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
3.District Town and country planning Office, Salem District Letter No: SLM/JCZXF0VZ/ 24776/2024/2024/TCP (Road pattern issued on dated: 06.05.2024)
4.Applicants Mr.S.Gnanasekaran and Three Others, Namakkal District, Application Ref No: JCZXF0VZ (F.No.24776), (Gift deed document No:1846/2024 and 1845/2024, Dated: 10.05.2024 (LOCAL BODY) & (TANGEDCO)).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.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.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
9.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
12.Demand payment Request Letter, Dated: 06.05.2024 and 21.05.2024 (requiring payment of OSR Fees, Centage Fee and Development Charge).
13.Applicants Mr.S.Gnanasekaran and Three Others, Namakkal District Application Ref No: JCZXF0VZ (F.No.24776), Dated. 17.05.2024 and 23.05.2024 (Payment of OSR Fees, Centage Fee and Development Charge).
14.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.
15.G.O.Ms.No:105, Housing and Urban Development Department, Dated: 22.03.2005.

Body:

Order,
1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Panamarathupatti Panchayat Union – Neikkarapatty Panchayat, and Approving to an extent of 6960.59 Sq.m in the Land Bearing S.F.No. 28/2B2, 1 to 32 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO : 109/2024 PLANNING PERMISSION NO : 40 /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 Documents 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 Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Localbody, Public Space area of roads are donated to the Neikkarapatty Village Panchayat with the document no: 1846/2024 Dated: 9.5.2024 registered at the Veerapandy Sub-Registrar Office, Salem.
3. According to the ordinance in Reference, Layout Approval Fees of Rs. 2,70,500/- Payment Transaction ID : 39fbd5cf-da16-4299-8ce4-c0c6454d53bd, Dated. 09.08.2024.
Layout Inspection Fees - Rs.2,500/- Transaction ID : 39fbd5cf-da16-4299-8ce4-c0c6454d53bd, Dated. 09.08.2024. Totally Rs. 2,73,000/-
Therefore, Subject to Specific Conditions, Salem District, Panamarathupatti Panchayat Union, Neikkarapatty Village Panchayat , extent of 6960.59 Sq.m in the Land Bearing S.F.No. 28/2B2, 1 to 32 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 Department ROC No. SLM/JCZXF0VZ /24776/2024/2024/TCP, Dated. 07.06.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO : 109/2024 PLANNING PERMISSION NO : 40 /2024. Planning permission No 1/2024 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 used 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 difference 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 inland ownership.
9.Construction of high voltage / low voltage power lines 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 localbody is not permitted.
It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

President,
Neikkarapatty Village Panchayat.

To.
1.Mr. S Gnanasekaran, Mr. N Ramesh,
Mr.P Venkatachalam and Mr. K Ponnusamy
Door No.5-13, Kunnangal Kadu, Karuveppampatti,
Thiruchengode,Namakkal-637209.

Copy to:
2.Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Salem.
3.Veerapandy Sub-Registrar, Veerapandy Sub-Registrar Office, Salem District.
4.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Salem.
5.The Assistant Director, Department of Land Survey and Records, Salem District.
6.Block Development Officer (VP), Panamarathupatti Panchayat Union, Panamarathupatti, Salem.
7.Panchayat Secretary, Neikkarapatty Village Panchayat Office, Panamarathupatti Panchayat Union.
Neikkarapatty Roc No. 1/2024, Resolution No 17, Dt. 2.8.2024 , Friday at 11.00 am, the ordinary meeting of Neikkarapatty Panchayat members was held in the Panchayat Office. Details if the actions taken in the meeting at that time are as follows. President : Thiru. P.G.Perumal, Panchayat President and 12 Ward Members. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and country Planning Department ROC No. SLM/JCZXF0VZ /24776/2024/2024/TCP, Dated. 07.06.2024 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL No : APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO : 109/2024 PLANNING PERMISSION NO : 40 /2024, Seeking approval of the Council to grant approval subject to specified conditions. Roc No. 1/2024, Resolution No 17, Dt. 2.8.2024, Neikkarapatty Village Panchayat, is granted unanimously.

Neikkarapatty Village Panchayat

Village

Signature valid

Signed by: Village Panchayat President
Location:Salem
Date:2024.08.09 20:21:44

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.