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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™



PROJECT DETAILS

Name : Mr.Aruljothi K Shelvaraj,

Site Name: SHREE VELAVAN NAGAR,

District : Erode

Taluk : Perundurai

Village: Thingalore

Panchayat: Thingalore

Union : Perundurai

R.S.F.No: 135/8B

Site Extent : 7733.00 Sq.mt

Google Map Location : Latitude - 11°19'42.2"N
Longitude - 77°29'02.0"E

SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 302 /2024

Total Project Cost

S.No	Description	Amount		Total Amount
1.	Land Cost	9,56,000.00 (Doc)		
	Guide Line Value Rate	Rate per Sq.mt	Site Extent	
		123.55	7733.00	
	Market value	130.00	7733.00	10,05,290.00
(i)	Stamp Duty	64,000.00		
(ii)	Document sheet	3000.00		
(iii)	Document filling fees	20,530.00		10,42,942.15
2.	DTCP Fees Details			
(i)	Scrutiny	11600.00		
(ii)	Osra Charge	75478.00		
(iii)	Centage Charges	9900.00		
(iv)	Display Board Charges	10,000.00		
(v)	Subdivision charges	13200.00		
(vi)	Development charges	38875.00		1,59,053.00

3.	Panchayat Fees Details		
(i)	Layout approval Fees	28000.00	
(ii)	Layout Inspection Fees	1000.00	29000.00
4	Site Development Charges		
(i)	Road	10,50,000.00	
(ii)	Drainage	10,50,000.00	
(iii)	Tank	6,00,000.00	
(iv)	water & Pipe line & Trees	5,00,000.00	32,00,000.00
	Total Amount		**54,36,285.00**

(Rupees Fifty Four Lakhs Thirty Six Thousand Two Hundred and Eighty Five Only)



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.

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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

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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

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