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: 42/2024 Date: 9/17/24 7:36 AM

From:

Village Panchayat

Ayipedu Panchayat office,
Ayipedu village & post, sholinghur (TK)

To :

Mr. V. Balaji and Mr. S. Srihans,
No: 172, Main Bazaar Road,
Vellore F Mr. V. Balaji and Mr. S. Srihans,
No: 172, Main Bazaar Road,
Vellore Fort,
Vellore District - 632004.ort,
Vellore District - 632004.

Online Application Number: 1G5X80KM

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District - Sholinghur Taluk - Sholinghur Panchayat Union – Ayippedu Panchayat/Village – Survey number: 363/2A – Site Extent: 8450.00
Sq. m (or) 2.08 Acres – Technical Concurrence issued - forwarded for further action – Regarding.

Ref :

1.On 10.06.2024, Applicant’s Mr. V. Balaji and Mr. S. Srihans Online Application Form was received through Online Application Number: 1G5X80KM.
2.ROC NO RPT/1G5X80KM/28901/2024/TCP

Body:

With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District,
Sholinghur Taluk, Sholinghur Panchayat Union, Ayippedu Panchayat/Village comprised in the Survey number: 363/2A with
an extent of 8450.00 Sq. m (or) 2.08 Acres.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout

have been issued by the
Assistant Director, Ranipet District Town and Country Planning Office on 05.07.2024. Further the Applicant's Mr. V. Balaji
and Mr. S. Srihans have gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas have been handed over
to The Panchayat President, Ayippedu Panchayat on 15.07.2024. Hence, this layout has been approved with below
conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (RPT) No. 74/2024 and
enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.10 (b).
3. After the approval of the local body, It is requested to send the approved residential layout map to the concerned
registration department office and land survey department for information for appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders to this office.
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to
update in Tamilnilam website Special Conditions.
6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any
development the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or
planting of trees, as may be specified. On all streets exceeding 7.2 meters in width, shade trees shall be planted not more
than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a
tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.
7. As per the G.O. (Ms). No. 18, the applicant had paid the OSR Fee for the Open Space Reservation Area.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.09.17 07:36:22



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