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: 1/2024-2025/LA/NICH

Date: 8/21/24 1:06 PM

From:

Village Panchayat

Nichampalayam

To :

Tmt. P.POONGODI
81. R.S.Road, Perundurai
Perundurai R.S,
Erode,638052

Online Application Number: IPS1J13P

Sir/ Madam,

Sub :

Residential Layout –Erode District, PerunduraiPanchayat Union, NichampalayamVillagePanchayat–Nichampalayam Village S.F.No:477/8B1B,9B, 478/1B,2Bof 1.84 ¾ Acre (7480.0 Sq m) extentResidentialPlot Approving -Technical Clearance issued byAssistant Director Town and Country Planning Department (Planning Permission) – Final orders Issuing - reg.

Ref :

1. ApplicantsTmt.PoongodiApplication No. IPS1J13PDated:07.10.2023.
2. Letter No. 13686/2017/LA1, dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter No.12201/2017/CP,dated:28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4. G.O.79,Housingand Urban Development Department,Dated:04.05.2017
5. ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode, . IPS1J13P/2023/TCP, dated:08.12.2023
6. The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/ERODE/LAYOUT APPROVAL No. 514/2023.
7. NichampalayamPanchayat Resolution No:18/2024-2025, Dated:26.06.2024

Body:

Order::-
In the above reference cited in the 6, the Assistant Director of Town and Country Planning Department (Planning Permission),Erode has issued a Technical Clearance / concurrence / planning permission for the layout Situated in the S.F.No:477/8B1B,9B, 478/1B,2BNichampalayam panchayat, Erode District, Erode with an extent of of1.84 ¾ Acre (7480.0 Sqm)vide his proceeding Roc No.IPS1J13P/2023/TCP, Dt.08.12.2023 and Technical Clearance/ Planning permission issued for the lay out Approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL.514/2023subject to special conditions and Technical Clearance from The Local Body / Authority.Letter received from the Assistant Director of District Town and Country Planning Department (Planning Permission), Erode 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 Road as indicated on the map and other amenities like Strom water drains, Water Supply Facilities has been provided as per the Standard specified by the local Body. A Public utility Spacearea of 31.73Sq.m and 1971.70Sq.m for road were donated to the Nichampalayam Panchayat with the gift deed document No:2755/2023 dated 27-11-2023 registered in Perundruai Subregistrar Office.According to the ordinance in the reference 4 cited, 3% of Market Value of land as land use conversion charges of Rs.21000/- (Rupees Twenty One thousand only) has been paid by the Applicant through State Bank ofIndia,Receipt No:20240405039501 Dated:05.04.2024 and the bank Receipt has been handed over to the Nichampalayam Panchayat by the Applicant.In the above reference 6 cited, the securitizing fee of Rs.1000/- per plot has been collected for 31 numbers of plots. Rs.31000 and Development charges including Inspection charges of Rs.1000 total sum of Rs.32000/- has been paid by the applicant through online dated on 04-04-2024paid by the applicant through online Receipt. The above reference cited in 7th. The Panchayat council has given approval to issue the final approval for the above layout with the Resolution No: 18/2024-2025, Dated: 26.06.2024. Therefore, Subject to Specific Conditions, It is here by ordered to grant final approval for the Residential Layout situated S.F.No:477/8B1B,9B, 478/1B,2Bof NichampalayamVillage Nichampalayam Panchyat, Erode District, Erode with and extent of 1.84 ¾ Acre (7480.0 Sqm)with the following conditions.

Conditions:-:,
1.All the Special conditions mentioned in the Assistant Director (Incharge), District Town and Country Planning Department, ROC No from Assistant Director of Town and Country Planning Department (Planning Permission), Erode,IPS1J13P/2023/TCP, Dt.08.12.2023 must be strictly follows.2.Roadsconstructedinthe approved Residential layout should remain in same existing condition. No changes should be made.3.Thedetailsoftheplotsdividedinthe approved layout map shall not be altered without the permission of this authority.4.Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.5.If any difference arises the Applicants has to pay the difference in rates off espied by the Applicant to this Panchayat. Every plot deed registration should be accompanied by a copy of this layout approval map. 6.The Applicant shall be found by any Changes of orders issued by the Government in the policy regarding their cognition off and layout approval and planning permission. 7.The Applicant shall bear the sole responsibility for civil suits arising out of deed registrations and changes in land ownership. 8.Construction of high voltage/low voltage power lines for the plots tobe sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.9.If any changes in the fees in future the applicant shall be the sole responsibility to pay the entire different costs. 10.The President of Nichampalayam Panchayat has issuing the final approval against the documents submitted by the applicant. In case of any document found in false,the approval shall be canceled without any prior intimation to the applicant It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Village



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