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: KULUR/MDK/03/2024

Date: 12/27/24 3:29 PM

From:

Village Panchayat

KULUR

To :

Thiru. M.Vijayaraj and V.Rajeshkumar,
601C,EMM Main Street,
Erode -638 001

Online Application Number: T93OZVPL

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Erode District, Modakurichi Panchayat Union, Thuyyampoondurai C Village – Kulur Panchayat acknowledging and Approving in , R.S.F.No;1579/4B of 1.231/2 Acre or 5000.00 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant M.Vijayaraj and V.Rajeshkumar, online Application No: T93OZVPL/2024/TCP Date:29.03.2024.
2. Letter no.M.M.C3/ 1245/2024, dated: 22.02.2023 Joint Director Agriculuture Office Erode Dtee:12.04-2024
3. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
4. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: 19799/2020/TCP, Dated:27-05-2024
5. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No-150/2024

Body:

Order:

Panchayat Union, Thuyyampoondurai C Village, Kulur Panchayat R.S.F.No;1579/4B of 1.231/2 Acre or 5000.00 sqm extent proposed residential layout, The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP /DTCP/ ERODE/LAYOUT APPROVAL No: 150/2024 dated on subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy 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 On site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 22.09 sq.m, EB area of 27.54 Sq.m, Park area of 416.24 Sq.m(As Per Guidiline Value OSR Fess-Rs.24306/- Receipt No;20241223003963 Date-23/12/2024) and Roads area of 837.55 sq.m are donated to the Kulur Panchayat with the document no: 3258/2024 and 3259/2024, dated: 18-04-2024 registered at the Avalpoondurai Sub registrar Office.

3. According to the ordinance in Reference 6, 3% Market Value fee for Residential Layout Plot of Rs.24306/- (Rupees Thweenty four thousand three hundread six only Rupees Only) has been paid by the Applicant towards State Bank Of India Bank, Receipt No:202412230003963 Dated:23.12.2024 and the bank Receipt has been handed over to the Kulur Panchayat by the Applicant.

Planning Department (Planning Permission), Erode District, ROC No: T93OZVPL/2024/TCP Date:04.12.2024 and Technical clearance Residential Layout approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL No- 77/2024 Dated: 21.03.2024 Seeking approval of the Council to grant final approval subject to specified conditions.

Resolution: Resolution No: 306 /2024-25, is granted unanimously.

President,

Kulur village panchayat.

To,

Thiru. M.Vijayaraj and V.Rajeshkumar,

601C,EMM Main Street,

Erode -638 001.

Copy to:

1. Deputy Director , Town and Country Planning Department (Planning Permission), Behind Ulavar Santhai,Sampath Nagar, Erode District, Erode – 638009

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.12.27 15:29:29



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