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: 02/2024-2025 Date: 3/25/25 5:01 PM

From:

Village Panchayat

Alambadi

To :

.1.Thiru.S.Muthusamy
2.Thiru. M.Ajaykumar
Palayakottai Road ,Kinathakattu Thottam,
Kanagayam
Tiruppur District - 638701

Online Application Number: GHPT50PD

Sir/ Madam,

Sub :

Approval of Residential layout- Tirupur district- Kangayam panchayat Union – Alambadi Village Panchayat Technical approval has been received for the proposed residential layout measuring 0.99 (or) Acre or 4012 Sq.m S.F.No.: 184/C1A1B,184/C1A2B,184/C1A2C,184/C2B,184/C3A2,184C4A1A at Neikaranpalayam Village- Kangayam Taluk - Final approval of the Residential layout -Reg

Ref :

1.Application Reference No. GHPT50PD/2025/TCP Dated. 31.12.2024 , received through Single Window Portal from S.Muthusamy and M.Ajaykumar

2.Planning Permission approved by the Joint Director Assisstant Director/Depty

Director/ District Town and country planning Office, Tiruppur, vide R.O.C.No: GHPT50PD/2025/TCP Date :27.01.2025

3.Gift deed document no. 6421/2024, dated.08.11.2024 Uploaded by the applicant S.Muthusamy and M.Ajaykumar on dated 25.01.2025

4.Payment details of OSR Fees Received From the Applicant Dated 12.11.2024 and Centage charges received from the applicant dated 25.01.2025

5.Payment details of Development Charge,dated 25.01.2025 Land use conversion Charge dated 19.03.2025 and Scrutiny fee

6.Received from the applicant dated 25.01.2025

7.Alambadi Village Panchayat Resolution.No : 39 Date : 21.03.2025

8.G.O.No.18 Department of Municipal Administration and water supplyDated:04.02.2019

9.G.O.No.16 Department of Municipal Administration and water supply Dated:31.01.2020

10.G.O.No.181 Department of Housing and Urban Development Dated:31.01.2020.

Body:

The application seeking final approval for the proposed formation of housing layout to an extent of 0.99 Acre or 4012.sq.m in the land bearing S.F.No. 184/C1A1B,184/C1A2B,184/C1A2C,184/C2B,184/C3A2,184C4A1A Neikaranpalayam Village and Alambadi Village Panchayat, Kangayam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by

generating online demand

1 .Development Charge - Rs.6018 Dated on 25.01.2025
2. Land use conversion Charge – Rs.97,166/ - e challan No .20250319031579 Dated on-19.03.2025
3. Secrutiny fee -Rs.6018/-Dated on 31.12.2024

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Alambadi Village Panchayat meeting held on 21.03.2025 and the Resolution .No: 39 / 2025 vide reference 7th cited above.

Layout Details :

S.NO Details

1. Layout Extent – 0.99 Acre or 4012 Sq.m

i). Layout Roads including Splay 1672.23 Sq.m.

ii). Public purpose (A)for Local body 14.91 Sq.m. (0.64%)

iii). Public purpose (B) for Tangedco 14.74 Sq.m. (0.63%)

The Applicant paid Rs 2,03770/- on 12.11.2024 as Open Space Reservation Charges against allotted Park Area of 233.98 Sq.m (10.0%) as per Govt Orders and the Receipt of Payment vide reference 4th cited above.

Condition 1.

Assistant Director,Urban Development Department Tirupur zone process No: GHPT50 PD/2025/TCP Dated:27.01.2025.All indicated in the Residential layout and special conditions are to be followed.

Condition 2

Assistant Director,Urban Development Department, Tirupur zone should process the activity by granting technical permissions on SWP/DTCP/Tiruppur/Layout NO. 14/2025 shall be defined by boundary stones.

Condition 3

It is the responsibility of the owner to pay if any charges other than those paid at the time of obtaining permission should be paid within 7 days.

Condition 4

If any or all of the above conditions are violated or the Residential layout is constructed in deviation from the approved plan, the owner Shall be liable to action and fine as per rules.

Condition 5

This Sub-division permission is subject to cancellation or modification if the Executive officer considers that this subdivision permission has been improperly obtained or is likely to give rise to a mistake or for any reasonable cause appearing to him.

Condition 6

Violation of any of the above conditions will result in the cancellation of accreditation.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.03.25 17:01:22



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