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™



PROJECT DETAILS

Name : 1. Mr.T.K.Palaniswami,2. Mr.D.Magesh,

Site Name: Nil
District : Erode

Taluk : Perundurai

Village: Pethampalayam Village

R.S.F.NO: 657/5B

Site Extent : 2850.00 Sq.mt

Google Map Location : Latitude - 11°20'06.6"N
Longitude - 77°34'15.3"E
SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 301 /2024

Total Project Cost

S.No	Description	Amount		
1.	Land Cost	3,42,500.00 (Doc)		
	Guide Line Value Rate (From 1.7.24 to 20.2.24)	Rate per Sq.mt		Value
		179.15	2850.00	510577.50
(i)	Stamp duty charge		24000.00	24000.00
(ii)	Document Registration Fees		14050.00	14050.00
(iii)	Market Rate	3230	2850.00	92,05,500.00
				92,43,550.00
2.	**DTCP Fees Details**			
(i)	Centage Charges	5400.00		
(ii)	Scrutiny Fees	4275.00		
(iii)	OSRCharges	40128.00		
(iv)	Display Board Charges	10000.00		
(v)	Sub division Charges	7200.00		
(vi)	Development Charges	14500.00		**81503.00**

3.	**Panchayat Fees Details**		
	(i) Scrutiny Fees	2000.00	
	(ii) Inspection Fees	1000.00	
	(iii) Vacant land Tax	8940.00	
	(iv) Other charges	15000.00	**26,940.00**
4.	**Site Development Charges**		
	(i) Road	3,00,000	
	(ii) Drainage	2,00,000	**5,00,000.00**
	Total Amount		**98,51,993.00**

(Rupees Ninety Eight Lakhs Fifty One Thousand and Nine Hundred Ninety Three Rupees 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.

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

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