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: ERD/BVN/MYL/01/2024-2025

Date: 12/27/24 3:42 PM

From:

Village Panchayat

MYLAMBADI

To :

Mrs. S. Saraswathy and Mrs. P. Meenachi

Online Application Number: 3HJBVGDA

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Bhavani Panchayat Union, Bhavani Village – Mylambadi Panchayat acknowledging and Approving in R.S.F.No: 358/4A2A, 358/4B, 359/1B, 359/2A of 2.44 ¾ or 9908.00 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Mrs. S. Saraswathy and Mrs. P. Meenachi online Application No: 3HJBVGDA Date: 03.09.2024.
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, Housing and Urban Development Department, Dated: 04.05.2017
5. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: 3HJBVGDA /2024/TCP, Dated: 16.11.2024.
6. Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 342/2024 Dated: 16.11.2024.

Body:

Order:
1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Bhavani Panchayat Union, Mylambadi Village, Mylambadi Panchayat ,R.S.F.No: 358/4A2A, 358/4B, 359/1B, 359/2A of 2.44 ¾ Acre or 9908.00 sqm extent proposed residential Layout Approval, 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: 342/2024 dated on 16.11.2024 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 Onsite 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 and necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 33.07 sq.m and Road area of 3991.55 sq.m are donated to the Mylambadi Panchayat with the document no: 6643/2024, dated: 07.10.2024 and registered at the Bhavani Sub registrar Office.
3. According to the ordinance in Reference 4, 3% Market Value fee for Residential Layout Plot of Rs.1,91,358/- (Rupees One Lakh Ninety one Thousand Three Hundred Fifty Eight Only) has been paid by the Applicant towards State Bank of India, Receipt No: 20241227024248 Dated: 27.12.2024 and the bank Receipt has been handed over to the Mylambadi Panchayat by the Applicant.
4. The fees/charges collected from the applicant are as follows: Layout approval fees: 39.000/- Dt.27.12.2024
Therefore under specific conditions Erode District, Bhavani Panchayat Union, Mylambadi Village, Mylambadi Panchayat, R.S.F.No: 358/4A2A, 358/4B, 359/1B, 359/2A of 2.44 ¾ Acre or 9908.00 sqm Land area were Permitted (Local Body Final Approval) as residential Layout by the Mylambadi Panchayat.
Conditions:
1. Erode District, Deputy Director, District Town and Country Planning Department, ROC No. 3HJBVGDA /2024/TCP, Dated: 16.11.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 342/2024 All the Special conditions mentioned must be strictly followed.
2.Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
3. The details of the plots divided in the 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. The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout Approval Copy.
7. The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9. Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.
10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:
1) Plot area : 2.44 ¾ Acre or 9908.00 sq.m
2) No of plots : 37
3) Area of Road : 3991.55 sq.m
4) Public use (Local body) : 33.07 sq.m
5) EB use (TANGEDCO) : 33.60 sq.m

MYLAMBADI PANCHAYAT RESOLUTION COPY:
On 20.12.2024 in the month of December 2024, Friday at 10.00 am, an urgent meeting of Mylambadi panchayat members was held in the panchayat office. Details of the actions taken in the meeting at that time are as follows.
Chairman: Mrs. S. Sri Jayanthi, B.Sc., DCS.,, as Panchayat President
SUB: Erode District, Bhavani Panchayat Union, Mylambadi Panchayat, Mylambadi Village, R.S.

F.No: 358/4A2A, 358/4B, 359/1B, 359/2A of 2.44 ¾ Acre or 9908.00 sqm extent proposed residential layout extent granted Technical Clearance by Deputy Director, District Town and Country Planning Department (Planning Permission), Erode District, ROC No: 3HJBVGDA/2024/TCP, Dated:16.11.2024 and Technical clearance Residential Layout approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL No-342/2024 Dated: 16.11.2024. Seeking approval of the Council to grant final approval subject to specified conditions.
Resolution: Resolution No: 364/2024, is granted unanimously.

To,
Mrs. S. Saraswathy and Mrs. P. Meenachi,
D No-8/93, Chettiyar kaadu,
Samiyampalayam, Katheri Village,
Sankari (Tk), Salem.

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