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: ROC.NO.482/2024/A1 ,Dated 06.12.2024

Date: 12/6/24 1:57 PM

From:

Executive officer

6/12B,Vaiyappamalai Main Road,Mallasamudram,Tiruchengode(Tk),Namakkal(Dt),637503

To :

To,
Thiru.M.Thirumalai and Thiru.K.Rathinam,
19, Kattapomman Street,
Venkatesapuri,
Mallasamudram, 637503,
Namakkal (District).

Online Application Number: ZMZ8AC6Z

Sir/ Madam,

Sub :

layout approval – Namakkal District - Mallasamudram Town Panchayat – Mallasamudram Keelmugam village– for Residential layout with an extent of 1.4684 acres or 5928 square meters, Survey No.174/1B2,– regarding the issuance of order approving for 25Plots.

Ref :

1) Applcants Mr.M.Thirumalai and Mr.K.Rathinam, online Application Ref no.ZMZ8AC6Z (F.No.27060).Dated.08.06.2024.
2) Letter of the Assistant Director of Urban Planning, Namakkal District letter No. NKL/ZMZ8AC6Z/27060/2024TCP.Dated.16.08.2024.
3) Junior Engineer Mallasamudram Town Panchayat (Group) Certificate of Merit. Letter Ref no.240/2024/A1 Dated.18.11.2024.
4) The Registrar, Office of the Registrar, Mallasamudram, Letter Ref No..803. Date. 26.11.2024 and 28.11.2024.
5) Executive officer Mallasamudram Town Panchayat letter Ref no. 482/2024/A1,Dated. 28.11.2024.
6) Mallasamudram Town Panchayat Council Resolution No.295, Date.22.11.2024.
7) Relevant documents.

Body:

Order,

Namakkal District, Mallasamudram Special grade Town Panchayat, Mallasamudram Keelmugam Village, Survey no. 174/1B2 with an area of 1.4684 acres (5928 square meters) has been given technical approval by the Assistant Director Urban Development, Namakkal District, for 25 residential plots and final approval has been prepared as per the relevant conditions.

Regarding the basic facilities set up for the said plot, a quality certificate was obtained from the Junior Engineer of Mallasamudram Town Panchayat (Group) and the petitioner was informed that 3 percent of the market value of the land under Mallasamudram Kalipatty Kattukottai area, Rs.382750/- should be paid to the appropriate title and Rs.303015/- to be paid to the Town Panchayat. collected by the Town Panchayat and Credited to Bank Account vide challan No.834/2024 dated 04.12.2024.

Following this, according to the resolution of the municipal council as seen in Refernce 6, an order is hereby issued granting final approval subject to conditions to the plot constructed on 1.4684acres (5928 square meters) of land in Mallasamudram Special grade Town Panchayat, Mallasamudram Keelmugam Village, Survey No. 174/1B2.

Conditions

1. Plot sizes, layouts and dimensions of roads, public allotment sizes and further subdivision of plots shall not be permitted without the permission of the Municipality
2. If any forgery is found in the documents submitted, this order will be cancelled without any prior notice.
3. Subject to future regulations issued by the Government and Local Government Department.
4. All the conditions contained in the order of the Assistant Director of Urban Planning, Namakkal District, letter No. NKL/ZMZ8AC6Z/27060/2024TCP dated 16.08.2024, should be followed.

copy.

1. For information to Deputy Director Urban Development Department.
2. The plan of this plot is approved and sent herewith to the Registrar Mallasamudram for appropriate action.
3. For information to the Assistant Director of the Salem Zone Town Panchayat.

Executive officer



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