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
www.verified.realestate

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

Layout Application - Final Approval Letter

Roc No: Roc No. 1/2024,
Resolution No 415,
Dt. 28.10.2024

Date: 12/27/24 8:27 AM

From:

Village Panchayat

Salem_CHITHIRAIPATTIPUDUR

To :

M/S.Balaji Lnad Developers,
Door No.174 Indian Oil bunk Complex,
Ramanathan 2nd st Kolathur
Mettur Taluk, Salem District – 636303.

Online Application Number: OKDCKXD3

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Kolathur Panchayat Union – Chithiraipattipudur Panchayat, - Acknowledging and approving to an extent of 12350.00 Sq.m in the Land Bearing S.F.No. 228/2 1 to 54 Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1. Applicant M/S.Balaji Land Developers Door No.174 Indian Oil bunk Complex Ramanathan 2nd st Kolathur Application Ref No: SLM/OKDCKXD3/28240/2024/TCP), Dated. 27.07.2024.
2.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3.Joint Director Agriculture department, Salem vide Letter K.Dis. E2/9032/2024, Dated : 08.06.2024 (Dry Land NOC Letter).
4.Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
5.District Town and country planning Office, salem District Letter No:SLM/OKDCKXD3/28240/2024/TCP), (Road pattern issued on dated: 04.07.2024)
6.Applicant M/S.Balaji Land Developers Salem District , Application Ref No: SLM/OKDCKXD3/28240/2024/TCP),. Gift deed document No: 3113/2024 & 3112/2024 Dated: 16.07.2024 (LOCAL BODY) & (TANGEDCO),
7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8.G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and

For BALAJI LAND DEVELOPERS
S.Karthikeyan
PARTNERS

For BALAJI LAND DEVELOPERS
PARTNERS

G.O.16
Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10.G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
14.Demand payment Request Letter, Dated: 03.06.2024 and 24.07.2024 (requiring payment of OSR Fee and Centage Fee).
15. Applicant M/S.Balaji Land Developers Salem District , Application Ref No: SLM/OKDCKXD3/28240/2024/TCP)Mr. Dated. 24.07.2024 (Payment of OSR Fee and Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17.Tamilnadu Gazette No.28 dated 10.07.2024
18.Director of Town and Country Planning Chennai Letter No 29505/2023/NPD.Dated 30.07.24

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District, issued to Salem District, Kolathur Panchayat Union – Chithiraipattipudur Panchayat, and Approving to an extent of 12350.00 Sq.m in the Land Bearing S.F.No. 228/2 1 to 54 Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL NO: APPROVAL NO: SWP/DTCP/SALEM/LAYOUT NO: 162 /2024 Subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Salem 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 Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Localbody, Public Space area of roads are donated to the Chithiraipattipudur Village Panchayat with the document no: 3113/2024 Dated: 16.07.2024 registered at the Mettur Sub-Registrar Office, Salem.

3. According to the ordinance in Reference, Layout Approval Fees of Rs. 54000/- Payment Transaction ID : 3574acd7-195b-4eaf-8b65-6a5531186670 Dated. 19.12.2024.
Layout Inspection Fees - Rs.6000/- Transaction ID : 3574acd7-195b-4eaf-8b65-6a5531186670 Dated. 19.12.2024.. Totally Rs. ,60,000/-

Therefore, Subject to Specific Conditions, Salem District, Kolathur Panchayat Union, Chithiraipattipudur Village Panchayat, extent of 12350.00 Sq.m in the Land Bearing S.F.No. 228/2
1 to 54 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

For BALAJI LAND DEVELOPERS
S.Karthikeyan
PARTNERS
For BALAJI LAND DEVELOPERS
PARTNERS

Signature valid
Signed by: Panchayat President
Location:Salem
Date:2024.12.27 08:27:05
Village

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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™

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