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: 07/2024-2025

Date: 11/19/24 4:30 PM

From:

Village Panchayat

VETTUVAPALAYAM PANCHAYAT OFFICE, VETTUVAPALAYAM POST, KARUVALUR VIA

To :

Thiru.M.Manoj,
S/o.Moorthy,
Door No. 21/12,
A.V.P Layout 3rd Street,
Gandhi Nagar Post,
Tiruppur – 641603.

Online Application Number: IYKS4Y7H

Sir/ Madam,

Sub :

Sir/ Madam,

Sub :
Residential Layout – Office of Tiruppur District, Avinashi Taluk, Vettuvapalayam Village & Panchayat acknowledging and Approving in S.F.No.452/2B2A extent of 0.62¾ Acre Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

Ref :
1.Application Reference No.IYKS4Y7H Received through Single Window Portal from Thiru.M.Manoj , Dated 07.10.2024
2.Road Pattern plan approved by the District Town of Country Planning Office, Tiruppur, Dated 24.10.2024.
3.G.O.NO :- 79 Housing of Urban Development, Dated 04.05.2017.
4.Letter No.K.Dis.E2/4787/2024, Dated 24.06.2024 of Joint Director, Agri department, Tiruppur District.
5.Letter Roc No.19799/2020 Dated 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
6.G.O.No.138, Housing and Urban Development Department, Dated 04.06.2004.
7.Town and Country Planning Department (Planning Permission) Tiruppur

Roc No : IYKS4Y7H/2024/TCP Dated:05.11.2024
8.Technical Clearance/Concurrence/Planning Permission issued Layout number:
SWP/DTCP/TIRUPPUR/Layout No.256/2024 Date 20.04.2024
9.Resolution No.323/2024-25, Dated:13.11.2024

Body:

Body:
Proceeding for Tiruppur District, Avinashi Taluk, Vettuvapalayam Village & Panchayat Executive Officer /President Ganesan.R

ORDER :
1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Avinashi Taluk, Vettuvapalayam Village & Panchayat ,S.F.No.452/2B2A extent of 0.62¾ Acre proposed residential Layout, The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/TIRUPPUR/Layout APPROVAL No.256/2024 dated on 05/11/2024 subject to Special conditions and Technical clearance from the local Authority.
2.Received with letter from the Town and Country Planning Department (Planning Permission), Tiruppur 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 on site 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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body.
3.According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.41,200/- (Rupees Forty One Thousand Two Hundred only) has been paid by the Applicant towards State Bank of India. E-Challan Number.20241115007195 Dated 15.11.2024 and the bank Receipt has been handover to the Vettuvapalayam Village & Panchayat by the Applicant.
4.The fees/Charges collected from the applicant are as follows :
Layout approval Fees : Rs.44,000/- Dated 19.11.2024
Layout inspection Fees : Rs.10,000/- Dated 19.11.2024
Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Taluk, Vettuvapalayam Village & Panchayat S.F.No. 452/2B2A extent of 0.62¾ Acre extent of It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :
1.Tiruppur District Town and Country Planning Department (Planning Permission) Roc No : IYKS4Y7H/2024/TCP Dated:05.11.2024 and Residential Layout Technical Clearance/Concurrence/Planning Permission issued Number SWP/DTCP/TIRUPPUR/ Layout APPROVAL No.256/2024. 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 the Applicant to this panchayat, if any difference arises.
6.Every plot deed registration should be accompanied by a copy of this layout approval map.
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 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 handover to the local body id 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 : 0.62¾ Acres (Or) 2540.00 Sq.m
2.No of Plots : 10
3.Area of Road :701.10 Sq.m
4.Public use (Local Body) :28.20 Sq.m
5.Public use (Tangedco) : 40.89 Sq.m
6.Park Area : 183.89 Sq.m

President
Vettuvapalayam panchayat

To
Thiru.M.Manoj,
S/o.Moorthy,
Door No. 21/12,
A.V.P Layout 3rd Street,
Gandhi Nagar Post,
Tiruppur – 641603.

Copy to :
1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601
2.The Sub Registrar, Office of the Sub Registrar, Avinashi

Village

Signature valid
Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.11.19 16:30:32



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