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

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+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™



**PROJECT DETAILS**

Name : Mr.P.Ponnusamy,

Site Name: Anugraha Garden

District : Erode

Taluk : Erode

Village: Samygoundanpalayam Village

R.S.F.NO: 63/3, New R.S.F.No (Land): 63/3B,3D,3G,3H,3F,3I,R.S.F.NO (Public purpose A) :63/3C, R.S.F.NO (Public purpose B):63/3E,R.S.F.NO(Road):63/3A, New R.S.F.NO: 63/3B

Site Extent : 7400.00 Sq.mt

Google Map Location : Latitude - 11°20'52.0"N
Longitude - 77°38'09.2"E

SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 106 /2024

Total Project Cost

| S.No | Description | Amount | | Total Amount |
|---|---|---|---|---|
| 1. | Land Cost | 13,397.75 (Doc) | | |
| | Guide Line Value Rate | Rate per Sq.mt | Site Extent | |
| | | 296.55 | 7400.00 | 2194470.00 |
| | (i)Stamp duty | | 100.00 | 100.00 |
| | | | | 2194570.00 |
| 2. | DTCP Fees Details | | | |
| | (i) Scrutiny | 11100.00 | | |
| | (ii)Osra Charges | 152759.00 | | |
| | (iii) Centage Charge | 11700.00 | | |
| | (iv) Display Board Charges | 10000.00 | | 185559.00 |
| 3. | Panchayat Fees Details | | | |
| | (i) Other Charges | 50000.00 | | |
| | (ii) Scrutiny fees | 15000.00 | | |

| | | | |
|---|---|---|---|
| | (iii) Inspection Fees | 33000.00 | |
| | (iv) Vacant land Tax | 95583.00 | |
| | | | |
| | (v) Centage Charges | 32000.00 | |
| | (vi) Library Charges | 9558.00 | |
| | (vii) Street Light | 40000.00 | 275141.00 |
| 4 | Site Development Charges | | |
| | (i) Road | 1500000.00 | |
| | (ii) Arch | 1000000.00 | |
| | (iii) Drainage | 1300000.00 | |
| | (iv) Compound wall | 1200000.00 | 5000000.00 |
| | **Total Amount** | | **76,55,270.00** |

(Rupees Seventy Six Lakhs Fifty Five Thousand And Two Hundred Seventy 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

Verified RealEstate™

We're honored to be part of your real estate journey

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