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: 2/2024-2025

Date: 12/29/24 3:34 PM

From:

Village Panchayat

Veeranampalayam

To :

M. Balasubramaniam and 3 others

Online Application Number: HAP03G46

Sir/ Madam,

Sub :

Residential layout office of the veeranampalayam panchayat office kangayam panchayat union tirupur dt proposed formation of housing layout to an total extent of 1.41 1/2 Acre or 5730 sq.m in the land bearing S.F No 179/1A1B1 at veeranampalayam villange, kangayam Taluk, Tirupur dt- Final approval reg

Ref :

1. Application Reference No. HAP03G46 dated. 03.10.2024 , received through Single Window Portal from M. BALASUBRAMANIAM and 3 OTHERS,Tiruppur.
2. Planning Permission approved by the Assisstant Director , District Town and country planning Office, Tiruppur, vide R.O.C.No:HAP03G46/2024/TCP dated: 07.11.2024.
3. Gift deed document no. 6212/2024, dated.25.10.2024 Uploaded by the applicant M. Balasubramaniam and 3 Others
4. Payment details of Open space Reservation charges and Centage charges received from the applicant dated 06.11.2024
5. Payment details of Development Charge dated 06.11.24 , Land use conversion charge dated 17.12.24 and Scrutiny fee received from the applicant dated 03.10.24
6. Veeranampalayam Village Panchayat Resolution.No : 250/2024 dated.23.12.2024.

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 1.41 1/2 Acre or5730.00Sq.m in the land bearing S.F.No.179/1A1B1 at Veeranampalayam Village, kangayam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

1.Development Charge + Land use conversion Charge - Rs.8595 + Rs.1,85,700 = Rs.1,94,295 /-

2.Scrutiny fee - Rs.8595/-.

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Veeranampalayam Village Panchayat ward Members meeting held on 23.12.2024 and the Resolution .No:250/2024 vide reference 6th cited above,

Layout Details :

Sl.no	Details:
1.	Layout Extent - 1.41 1/2 Acres or5730.00Sq.m.
2.	No of Plots Allotted - 19Nos
3.	Public Purposes Gifted to Local body:
	i). Layout Roads including Splay 1918.37 Sq.m.
	ii). Public purpose (A)for Local body 49.00 Sq.m. (1.19%)
	iii). Public purpose (B) for Tangedco 39.4 Sq.m. (0.94%)

The Applicant paid Rs 4,44,096 /- on 28.10.2024 as Open Space Reservation Charges against allotted Park Area of 411.16 Sq.m (10.0%) as per Govt Orders ,and the Receipt of Payment vide reference 4th cited above.

Local Panchayat Demand fees for 19 plots has been paid on 26.12.24.

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.12.29 15:34:51



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