Verified RealEstate™

REFERENCE
Roc No: 05/2024-2025
Dated: 24/12/2024.

ISSUED
26 December 2024

PP APPROVAL RECORD

Planning Permission

Karur

Karur district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. RMMI91KT/2024/TCP Date : 01/02/2024

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

The President,
Panchamadevi Village Panchayat.
Karur District

Sir/ Madam,

Sub : Residential Site approval-Office of the District Town and Country Planning office, Karur District, Manmangalam Taluk, Panchamadevi Village,S.F.No.766/10B- Extent of 688.0 Sq.m. - Technical clearance/Concurrence/Planning permission issued - Forwarded for further action - Reg.

Ref :
1 Application (Reference No:RMMI91KT) received through Single Window Portal from Mrs.M.LAKSHMI Dated: 07.12.2023.
2 Road pattern plan approved by the District Town and country planning Office, Karur, dated:18.01.2024
3 Letter No.,1/9015/2023,Dated.16.11.2023 of Joint Director, Agriculture department, Karur District.
4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
6 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7 G.O. No.18, Department of Municipal Administration and Water supply, Dated:04.02.2019 , G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
8 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9 10.G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
10 Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12 Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13 Demand raised for payment of OSR charges and Centage charges respectively dated 18.01.2024 and 27.01.2024.
14 Payment of OSR charges and Centage charges received from the applicant respectively on 24.01.2024 and 31.01.2024.
15 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential Plot an extent of
688.0 Sq.M.in the land bearing S.F.No.766/10B at Panchamadevi Village of Manmangalam taluk of Karur district, was processed as per the prevailing
rules and after perusing the records and after conducting site inspection, and on receipt of payment of charges such as OSR charges and Centage
charges vide reference 14th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned site approval subject to
the following conditions:

1.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Karur/
site approval No. 13 /2024.

2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

3.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be

forwarded to this office for record.
4.Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office
of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5.Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the
requisite charges for making mutation in the TamilNilam/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to
develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must
individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled
through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body
concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like
roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the
local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to be prescribed for up keep/maintenance of the
roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots
developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 7th, 8th and 9th
cited above.
3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local
body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.
4.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market
value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 6th cited above.
The payment of charges shall be made under the following head of account.
Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees -
09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

6.The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs.1032/-
Centage Charges: Rs.1500/-
OSR Charges: Rs.75680/-

Copy to
1.Mrs. M.Lakshmi,
No:2/155-2,
Karudaiyampalayam,
Pugalur Taluk,
Karur-639111.

2. The Tahsildar (TamilNilam).
District Collector Office,
Karur District.

3.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Karur.
Email id:adsurkar@nic.in

4.The Karur joint-2 Sub Registrar,
Karur.
Email id:ssrokarurjt2@tnreginet.netrochinnadarapuram

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1032	07/12/2023
2	OSR Fee	75680	24/01/2024
3	Centage Charges	1500.00	31/01/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Karur District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.