

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.



Layout Application - Final Approval Letter

Roc No: 1434-2025-T4

Date: 9/26/25 3:45 PM

From:

Village Panchayat

KONUR Panchayat Office
Konur

To :

Mr.P.Praveen Kumar ,
Door No 48/A1,
Karur Main Road,
Veluyathampalayam ,
Pugalur Taluk,
Karur District.

Online Application Number:

UAKVTFJ8

Sir/ Madam,

Sub :

Residential Layout- The proposal for Residential Layout with an extent of 2.46 Acres (or) 9959.00 Sq.m in S.F.No: 282/2F1C, 2G1C & 283/3A2– Konur Village & Panchayat – Namakkal Panchayat Union – Namakkal Taluk - Namakkal District- Non Planning Area - Technical Concurrence issued - Final order issued - Reg.

Ref :

Assistant Director,O/o District Town and Country Planning Office, First Floor, Collectorate Masterplan Complex,Namakkal 637003UAKVTFJ8/2025/TCP/2025/2025/TCP. Dated 28/06/2025

Body:

As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/NAMAKKAL/LAYOUT NO: 162/2025.

As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. Here 34 plots Rs.34000/- collected to Konur village panchayat SNA Account.

And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, Rs.33295/- Collected . final approval Issued.

Layout Conditions

1. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
2. If there are water bodies within the plot, buildings should be constructed in a way that does not affect them.
3. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. The hollowed part of the layout should be raised to street level.
6. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
7. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
8. The approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of the layout.
9. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
10. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.
11. If it is later discovered that any case is pending regarding the proposal. the approval given to the proposal will be cancelled without any prior notice and action will be taken.



Village

Signature valid

Signed by: Village Panchayat President
Location: Namakkal
Date: 2025.09.26 15:45:52



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](#)



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



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.

