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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 2/2024-2025 Date: 6/27/24 7:04 PM

From:

Village Panchayat

Panchayat Office, Velliyanai (post), Velliyanai, Karur-639118

To :

Mr.C.Sakthivel and S.Vinith,
No.139/7 - Vadakkupalayam - Melappalayam,
Karur-639114.

Online Application Number: 42R6I4OK

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and Country Planning, Karur District - Comprised in S.F.Nos : 666/5B of Velliyanai North Village - Velliyanai Panchayat, Thathoni Panchayat Union - Karur Taluk – Karur District - Extent : 2.46 Acre (9960.00 Sqm) - Layout Final Approval - forwarded for further action - Reg.

Ref :

1.Applicant Mr.C.Sakthivel and S.Vinith, Karur, Letter, Dated: 26.03.2024.
2.Assistant Director of Town and country planning, Karur ROC No. 42R6I4OK /2024/TCP. (Road pattern issued on dated:
05.06.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant. Mr.C.Sakthivel and S.Vinith, Karur, Letter Dated: 08.06.2024. (Local body Gift deed document no. 2275/2024, dated:
06.06.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development

Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated:08.06.2024. (requiring payment of OSR and Centage Fee).
14.Applicant Mr.C.Sakthivel and S.Vinith, Karur, Letter, Dated: 13.06.2024. (Payment of OSR and Centage Fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director, Agriculture Dept, Karur, NOC, ROC.No.E1/2463/2024, Dated. 28.03.2024.
17. Block Develoment officer(V.P), Thathoni Panchayat Union, ROC No. A2/2607/2024, Dated : 25.05.2024.
18.Velliyanai North Village Panchayat Office Demand payment for
i) Layout Approval Fees =73529.00
ii) Layout Inspection Fees 1000.00 Dated: 27.06.2024
19.Velliyanai North Village Panchayat Office Rosolution No-861/2024-2025 Dated:29.12.2023

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in, Comprised in S.F.No :
666/5B of Velliyanai North Village -
Velliyanai Panchayat, Thathoni Panchayat Union - Karur Taluk – Karur District - Extent : 2.46 Acre (9960.00 Sqm) -Layout Final Approval.

Body:

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on
05.06.2024. Further the applicant
Mr.C.Sakthivel and S.Vinith, Karur, has gift deed the road, road splay and park areas has been handed over to the Local body
Gift deed document no. 2275/2024, dated:
06.06.2024). Hence, this residential layout has been approved with below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P/D.T.C.P.(KD) No.93/2024 and
enclosed with 2 set of original maps and gift
deeded documents has been forwarded with it for further action.
Total no of plot allocated – 50Nos
Local Body Space - 47.55 Sq.m (0.74%)
TANGEDCO Space - 48.73 Sq.m (0.76%)
Proposed Road Area - 3612.59 Sq.m (36.27%)
OSR Space - As per Guideline value for the extent of 635.00 Sq.m had been paid by applicant through online.
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.9 (b).
3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration
department office and land survey
department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in
Tamilnilam website Special Conditions
Special Conditions
1.a) With reference to the 5th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the
necessary fees including the charges
for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the
final layout sketch, permit of planning
authority along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning
authority along with the permit of local
body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water

drains, water supply facilities by
constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
2.With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park areas S.F.No subdivision
in favour concern local body.
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil Nadu Real Estate
(Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to
purchase in any manner any plot,
apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project
with the Real Estate Authority. The
applicant has requested to follow the protocols as per instruction given by TNRERA.
4.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. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation
charges, before issuing the final
approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non Taxation fees -09
Collections (DPC: 0217-60-800-AS 22709)
5. According to the Circular No.12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not legally certified the
title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is
verified in the documents submitted
with the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing to purchase the property must
individually assert ownership of the property to
the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court.
The Directorate of Town and Country
Planning Department is not the right organization to decide this.
6.As per TNCDBR-2019 the following fee and charges are collected as follows:
Enclosure
Layout original map and Condition – 2 sets and
Gift deed Local Body Document No. 2275/2024, dated: 06.06.2024) (original)
Copy to:-
1. Mr.C.Sakthivel and S.Vinith,
No.139/7 - Vadakkupalayam - Melappalayam,
Karur-639114.
2. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008- 1 set.
3. The Sub Register,
Velliyanai Sub Register Office,
Karur District.
4. Assistant Director,
Survey Land and Records,
Collectorate Office Campus, Karur District.
Email id:adsurkar@nic.in.

Village

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

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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.