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RE REGULATORY RECORD

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கரூர் மாநகராட்சி ஆணையாளர் அவர்களின் செயல்முறைகள்

முன்னிலை திரு.ம.பிரதிவிராஜ், இ.ஆ.ப.

ந.க.எண்.1201/2026/எப்1 நாள்.23.06.2026

பொருள் : மனைப்பிரிவு – கரூர் மாநகராட்சி – SRI SELVASAKTHI PROMOTERS என்ற நிறுவனத்திற்காக திரு.S.குப்புசாமி, த/பெ.சாமிநாதன் என்பவருக்கு சொந்தமான தாந்தோணி கிராமம் புல எண்.852/1A–ல் 4.01 ஏக்கர் (16235.00 ச.மீ) இடத்திற்கு பரப்பளவுள்ள இடத்தில் உத்தேச குடியிருப்பு மனைபிரிவிற்கு இறுதி ஒப்புதல் வழங்குதல் – தொடர்பாக

பார்வை : 1)அரசாணை எண்.141 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை நாள்.16.07.2022
2)நகராட்சி நிர்வாக இயக்குநர், சென்னை அவர்களின் சுற்றறிக்கை ந.க.எண்.12843/2022/டிபி2 நாள்.20.10.2022.
3)உதவி இயக்குநர், மாவட்ட நகர்ஊரமைப்பு அலுவலகம், கரூர் அவர்களின் கடிதம் ந.க.எண்.BM2RF84S/2026/TCP நாள்.27.03.2026.
4)M.Kumarasamy College of Engineering, Karur அவர்களின் கடிதம் MKCE/CE/2025-26/TPI-37, நாள்.23.05.2026
5)கரூர் மாமன்ற தீர்மானம் எண்.3171, நாள்.08.06.2026

உத்திரவு:

பார்வை 3–ல் காணும் உதவி இயக்குநர், மாவட்ட நகர்ஊரமைப்பு அலுவலகம், கரூர் அவர்களின் கடிதத்தில் கரூர் மாநகராட்சி, எல்லைக்குட்பட்ட SRI SELVASAKTHI PROMOTERS என்ற நிறுவனத்திற்காக திரு.S.குப்புசாமி, த/பெ.சாமிநாதன் என்பவருக்கு சொந்தமான தாந்தோணி கிராமம், புல எண்.852/1A–ல் 4.01 ஏக்கர் (16235.00 ச.மீ) பரப்பளவுள்ள மனைப்பிரிவில் உள்ள சாலை மற்றும் பொது இடங்களை மாநகராட்சி ஆணையர் பெயரில் 04.03.2026–ல் பத்திரபதிவு எண்.1956/2026–ல் தானபத்திரமாக பெற்றுக்கொண்டு மனைப்பிரிவிற்கு ம.வ/மா.ந.ஊ.அ(க.மா) எண்.29/2026 (இணையதள ஒப்புதல்) என எண்ணிடப்பட்டு தொழில்நுட்ப அனுமதி வழங்கப்பட்டு வரப்பெற்றுள்ளது. அதனை தொடர்ந்து மாநகராட்சி செயற்பொறியாளர் அவர்களின் 01.06.2026–ம் தேதிய குறிப்பில் மனைப்பிரிவிற்கான தார் சாலைகள், வடிகால் வசதி, குடிநீர் பகிர்மான குழாய்கள், தெருவிளக்குகள் அமைக்கப்பட்டு உள்ளது என தெரிவித்துள்ளதினை தொடர்ந்து பார்வை 5ல் காணும் இம்மாமன்ற தீர்மானத்தில் மேற்படி மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்க அனுமதிக்கப்பட்டுள்ளது. எனவே மேற்படி மனைப்பிரிவிற்கு இத்துடன் இணைக்கப்பட்டுள்ள மனைப்பிரிவு நிபந்தனைகளுக்குட்பட்டு இறுதி அங்கீகாரம் வழங்கி உத்திரவிடப்படுகிறது.

இணைப்பு:

அங்கீகரிக்கப்பட்ட மனைப்பிரிவு வரைபடம்
மற்றும் நிபந்தனைகள்

(ஒம்) ம.பிரதிவிராஜ், இ.ஆ.ப.,
ஆணையாளர்,

பெறுதல்,

SRI SELVASAKTHI PROMOTERS என்ற நிறுவனத்திற்காக
திரு.S.குப்புசாமி, த/பெ.சாமிநாதன்
க எண்.A3 சக்தி ரெசிடென்சி,
மகாத்மா நகர், ஆண்டாங் கோவில் கீழ்பாகம்,
மண்மங்கலம் வட்டம், கரூர்

நகல்:

1. சார்பதிவாளர், சார்பதிவாளர் அலுவலகம், கரூர்.
2. உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு துறை, கரூர்.
3. வருவாய் அலுவலர், கரூர் மாநகராட்சி.
4. வட்டாட்சியர், கரூர்.

// உண்மை நகல் உத்திரவுபடி//

Navanand 23.6.26
மாநகர திட்டமிடுநர்,
கரூர் மாநகராட்சி
23.06.2026

Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. BM2RF84S/2026/TCP

Date : 27/03/2026

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

The Commissioner,
City municipal Corporation,
Karur District

Sir/ Madam,

Sub : Residential Layout –Planning Area - Assistant Director of Town and Country Planning - Karur District - Comprised in S.F.Nos : 852/1A of Thanthoni Village, Karur Corporation, Karur Taluk, Karur District - Extent : 4.01Acre (16235.00 Sqm) – Concurrence / Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant SRI SELVASAKTHI PROMOTERS, Karur Letter, Dated: 21.02.2026.

2.Assistant Director of Town and Country Planning, Karur ROC No. BM2RF84S/2026/TCP, (Road Pattern issued on dated:09.03.2026).
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4.Applicant SRI SELVASAKTHI PROMOTERS Karur Letter, Dated: 18.03.2026 (Local body Gift Deed document no:1956 /2026 DT 14.03.2026)

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. OSR Area Hand over to local Body.

14.Applicant, SRI SELVASAKTHI PROMOTERS, Karur Letter, Dated:23.03.2026 (Payment of Centage Fee Development Fee)

15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

16. G.O.No.53, Housing and Urban Development Department, Dated: 28.03.2025.

17. G.O.(2pa) 313, Housing and Urban Development Department, Dated:14.11.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential of layout in, Comprised in S.F.Nos : 852/1A of Karur Corporation, karur
Taluk, Karur District - Extent : 4.01Acre (16235.00 Sqm) - Concurrence/Technical Clearance.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 09.03.2026 Further the applicant SRI
SELVASAKTHI PROMOTERS Karur has gift deed the road, road splay, park and has been handed over to the Local body Gift Deed document no:1956/2026, Dated at
14.03.2026. 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.29/2026 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 – 84 Nos.
Proposed Road Area - 5424.292 Sq.m
Ews site Area - 1081.07 Sq.m
Local Body Space - 57.69 Sq.m (0.53%)
TANGEDCO Space - 66.126 Sq.m (0.61 %)

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 Tamil nilam 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 sub-
division 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% Guild 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
Local body Gift Deed document no:1956/2026, Dated at 14.03.2026 (original)

Copy to:-

1. M/s.Sri Selvasakthi Promoters,
   Door No A3,
   Sakthi Residency,
   Mahathma Nagar,
   Lgb Nagar, Andankovil east,
   Manmangalam Tk, Karur Dist.

2. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
   No.133, G-Block, 1st Avenue, Anna Nagar (East),
   Chennai – 600 102- 1 set.

3. Sub-Registrar,
   Melakarur Sub-Registrar Office,
   Karur District. – 1 Set

4. Assistant Director,
   Survey Land and Records,
   Collectorate Office Campus, Karur District.
   Email id : adsurkar@nic.in.

5. Tahsildar,
   Karur Taluk (for incorporation in the Tamil nilam and collabland software),
   Karur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	24353	21/02/2026
2	OSR Fee		
3	Centage Charges	30000.00	23/03/2026
4	Development Charges	32470.00	23/03/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	60000.00	23/03/2026

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

Karur District.

Enclosure

1.Layout original map and Condition – 2 set

Forwarded

for Commissioner
Karur City Municipal Corporation
23.06.2026

Signature valid
Signed by: Assistant Director
Location:Karur
Date:2026.03.27 13:18:49

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
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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.