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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: (SWP/DTCP/Karur/LAYOUT .(KD) No.144/2024.))-

Date: 11/29/24 2:28 PM

From: RESOLUTION NO 03/2023-2024
Village Panchayat

Vangal kuppuchipalayam Village Panchayat office, Vangal Palaiyur, Vangal Kuppuchipalayam Panchayat

To :

Mr.S Ragavan,
No.11/40, Aghraharam, Vangal East,
Manmangalam, Karur, - 639116.

Online Application Number: 445B5SRG

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of town and country planning, Comprised in S.F.No: 592/1 of Vangal Panchayat/Village -
Karur Panchayat Union - Manmangalam Taluk - Karur District - Extent : 1.742 Acre (7050.00 Sqm) – Concurrence / Technical
clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant Mr.S Ragavan, Karur, Letter, Dated: 08.08.2024.
2.Assistant Director of Town and country planning, Karur ROC No. 445B5SRG / 2024 / TCP, (Road pattern issued on dated:
07.09.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant. Mr.S Ragavan, Karur, Letter Dated: 24.09.2024. (Local body Gift deed document no. 2017/2024, dated: 09.09.2024).
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: 24.09.2024. (requiring payment of Centage Fee).
14.Applicant Mr.S Ragavan, Karur, Letter, Dated: 27.09.2024. (Payment of Centage Fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16) Wet Land NOC received from District Collector, Karur Roc No : A1/21170/2020, Dated : 02.03.2022.
Ref :
17. NOC received form Assistant Engineer, Highways, C & M, East Section, Karur, Dated : 07.08.2024

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (Reference No: 445B5SRG/2024/TCP) to an extent of 1.742 Acre (7050 Sq.M). in the land bearing S.F.No. 592/1 of Vangal Panchayat/Village of Manmangalam taluk of Karur district, technical clearance/ concurrence/Planning Permission is(SWP/DTCP/Karur/LAYOUT .(KD) No.144/2024.) Final order issed.
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 8th, 9th and 10th 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. As envisaged under 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 to comply the said provisions.
The fees/charges collected from the applicant are as follows:
Collect the 3% Market Land Value as Land conversation charges & Layout Inspection Fees-2,30,000.00
Layout Approval Fees-17,000.00

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2024.11.29 14:28:13
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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