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RE REGULATORY RECORD

RERA Document

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

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Town and Country Planning Department(Planning Permission)

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

ROC No. 3HSVRU8J / 2022 / TCP Date : 07/11/2022

From:

Joint Director / Deputy Director / Assistant Director

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

To :

Thiru. Jaganathan and 9 others,
No.14, Saraswathi layout - 3rd Street,
HP Petrol Bunk Near,
Dharapuram Road, Tiruppur.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office - Tiruppur District – Kangeyam Taluk – Kangeyam Panchayat Union – Balasamudrampudur Village Panchayat – Kathankanni Village - R.S.F.Nos.376/1B, 376/3B, 376/4B, 384/3B - extent of 26031 Sqm - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Application Reference No. 3HSVRU8J, Received through Single Window Portal from Thiru. Jaganathan and 9 others, Dated:20.08.2022.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated:19.10.2022.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.E2/8607/2022, Dated.22.08.2022 of Joint Director, Agri Department, Tiruppur District.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document no.5711/2022 and 5712/2022, dated.04.11.2022 Uploaded by the Applicants Thiru. Jaganathan and 9 others, on 04.11.2022.
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. 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, Department of Housing and Urban Development, Dated:09.12.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.
11. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14. Demand raised for payment of Centage charges dated.05.11.2022.
15. Payment details of Centage charges received from the applicant on 05.11.2022.
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

ORDER:-

The application seeking technical clearance for the proposed formation of housing layout to an extent of 26031 Sq.m. in the land bearing R.S.F.Nos.376/1B, 376/3B, 376/4B and 384/3B at Kathankanni Village of Balasamudrampudur Village Panchayat of Kangeyam taluk of Tiruppur district, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 6th cited above, and on receipt of payment of Centage charges vide reference 15th cited above, the technical clearance is issued to the mentioned layout subject to the following conditions:

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.39031/-
Centage Charges: Rs.48300/-

Deputy Director/Assistant Director (FAC),
District Town and Country Planning Office,
Tiruppur District.

To:
The President,
Balasamudrampudur Village Panchayat,
Kangeyam Taluk, Tiruppur District.

Copy to
1. Thiru. Jaganathan and 9 others,
No.14, 3rd Street, Saraswathi layout,
Near to H.P. petrol bunk, Dharapuram Road,
Tiruppur District- 638701.

2. The Tahsildar (Tamil Nilam).
District Collector Office,
Tiruppur District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Tiruppur District.

5. The Sub-Registrar,
Uthukuli Sub Registrar Office,
Uthukuli Taluk, Tiruppur District.

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.