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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 09/2024-2025 Date: 3/19/25 3:32 PM

From:

Village Panchayat

Panchayat Office, Aandankovil Puthur, Andankoil (Post), Karur-639002

To :

C MUTHURAJA AND ARJUNRAMASAMY
No.82/2, 2nd Street,Suriyampalayam,
Thiruchengode, Namakkal District-637209.

Online Application Number: D692WAKS

Sir/ Madam,

Sub :

Residential Sub Division – Assistant Director of town and country planning – Karur - Comprised in S.F.NO.2396/2, 2397/2 & 2398/1 Andankovil East Panchayat/Village – Thanthoni Panchayat Union - ManmangalamTaluk - Karur District - Extent : 0.3503 Acre(1418.00Sq.m) – Concurrence / Final Approval clearance issued – forwarded for futher.

Ref :

1. Application (Reference No: D692WAKS) received through Single Window Portal from Mr.C.Muthuraja and ArjunRamasamy, Thiruchengode, Dated: 26.12.2024.
2. Assistant Director of Town and country planning, Karur ROC No. D692WAKS /2025 /TCP. (Planning Permission issued on dated:12.02.2025.)
3. Circular from the Director of Town and Country Planning,Roc No.19799/202, Dated:24.12.2020.
4. G.O.138, Housing and Urban Development Department, Dated:04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated:04.05.2017.
6. 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.
7. G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
8. G.O.181, Housing and Urban Development Department, Dated:09.12.2020.
9. Government Letter No.19113/Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

11. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022
12. Demand Payment Request Letter, Dated: 23.01.2025 & 27.01.2025 (requiring payment of OSR fee & Centage Fee, Development fees).
13. Applicants Mr.c Muthuraja and ArjunRamasamy, Tiruchengode, Letter, Dated:25.01.2025 & 07.02.2025 (Payment of Centage fee & Development Fees)
14. Circular from the Director of Town and Country Planning , Roc No.4367/2019/TCP2, Dated: 14.10.2019

Body:

Body:
With reference to the 1st cited letter,applicant has requested for the approval of Residential of Sub Division in, Comprised in S.F.No. 2396/2, 2397/2 & 2398/1 of Andankovil East Panchayat / Village, Thanthoni Panchayat Union, Manmangalam Taluk, Karur District – Extend: 0.3503 Acre (1418.00 Sqm) – Concurrence / Final Approval Letter.
SPECIAL CONDITIONS:
1. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval after of earnmarked road, Park areas S.F.No sub-division in favour concern local body.
2. The Tamilnadu 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.
3. 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 entiltlement to development is verified in the documents submitted with the applicant applications (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 Country Planning Department is not the right organization to decide this.
4. I requested to send the approved residential site map to the concerned registration department office and land survey department for information and appropriate action.
5. It is requested to send acknowledgement of receipt of receiving Maps and Proceedings Orders.
6. As per circular cited in 12th ,it is requested to send the proceeding orders and maps to the concerned Thasildar in Tamil nilam website Special Conditions.
7. As per TNCDBR-2019 the following fee and charges are collected follows: Thanthoni Panchayat Union, Karur District.

Village

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2025.03.19 15:32:51

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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