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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: MFIE8U6P/2023/TCP

Date: 5/23/24 1:19 PM

From:

Village Panchayat

"President,
Village Panchayat Office,
Thadakovil,
Aravakurichi Post,
Pungambadi West Panchayat-639201"

To :

Mr.Naveen Kumar and Two Members,
No.41,Velliampalaiyam,Punnam,
Pugalur Taluk, Karur – 639136.

Online Application Number: MFIE8U6P

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office -Roc No- MFIE8U6P/2023/TCP-Karur District, AravakurichiTaluk,Aravakurichi Panchayat Union,Pungambadi West Village/Panchayat-S.F.No.363/2-Extentof6650.00 Sq.m.
–TechnicalclearanceConcurrence/PlanningpermissionNo-SWP/DTCP/KARUR/LAYOUTNO.223/2023FinalorderissuedReg.

Ref :

1. Application (Reference No: MFIE8U6P) received through Single Window Portal from Mr.Naveen Kumar and TwoMembers, Dated: 06.11.2023
2. Road pattern plan approved by the District Town and country planning Office, Karur, dated: 05.12.2023
3. Letter No.E1/8550/2023, Dated.31.10.2023 of Joint Director, Agriculture department, Karur District.
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document no.4658/2023 dated.07/12/2023 Uploaded by the Applicant Mr. Naveen Kumar and Two
Members, Dated: 08.12.2023
6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. No.18, Department of Municipal Administration and Water supply, Dated:

04.02.2019, G.O.16 Department ofMunicipal Administration and Water Supply, dated: 31.01.2020 and

G.O. No.181, Housing and Urban DevelopmentDepartment, 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).

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layoutApplication (Reference No: MFIE8U6P)to an extentof 6650.00 Sq.M. in the land bearing S.F.No. 363/2 of Pungambadi West Village/Panchayat, Aravakurichi Panchayat Union, Aravakurichi Taluk, Karur District Technicalclearance/Concurrence/Planningpermission(SWP/DTCP/KARUR/LAYOUTNo.223/2023)Finalord erissued.

SPECIALCONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Onlythe entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any personwishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any disputearises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authoritytodecideonthis.

2.

Signature valid Village

Signed by: Village Panchayat President
Location:Karur
Date:2024.05.23 13:19:43

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.