Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 8/20242025
ADVPLT6I/2024/TCP

Date: 9/25/24 5:04 PM

From:

Village Panchayat

Panchayat Office, Velliyanai (post), Velliyanai, Karur-639118

To :

Mr.Palanisamy V,
No. 11/1, Kamarajapuram North,
3rd cross Street, Sengunthapuram Post, Karur -639002.

Online Application Number: ADVPLT6I

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and country planning, Comprised in S.F.No.469/2A3B of Velliyanai North Village- Velliyanai Panchayat - Thanthoni Panchayat Union - Karur Taluk - Karur District - Extent : 2.10 Acre (8500.00 Sqm) -
Concurrence/planning permission No-SWP/DTCP/Karur/LAYOUT No.41/2024 Final order issued - Reg.

Ref :

1.Applicant Mr.Palanisamy V, Karur, Letter, Dated: 03.01.2024.
2.Assistant Director of Town and country planning, Karur ROC No. ADVPLT6I /2024/TCP. (Road pattern issued on dated:
07.03.2024.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant. Mr.Palanisamy V, Karur, Letter Dated: 11.03.2024. (Local body Gift deed document no. 989/2024, dated:
07.03.2024).
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:11.03.2024. (requiring payment of OSR and Centage Fee).
14.Applicant Mr.Palanisamy V, Karur, Letter, Dated: 11.03.2024. (Payment of OSR and Centage Fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director, Agriculture Dept, Karur, NOC ROC.No.E1/10178/2023, Dated. 09.01.2024.
17.velliyanai village panchayat office demand payment for
i)Layout approval fees Rs.222666/-
ii) inspection fees Rs.1000/- And dated 24-09-2024.
18)velliyanai village panchayat Resolution No.1067/2024-2025 date:16-08-2024.
With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in, Comprised in
S.F.No.469/2A3B of Velliyanai North Village -
Velliyanai Panchayat - Thanthoni Panchayat Union - Karur Taluk - Karur District - Extent : 2.10 Acre (8500.00 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
07.03.2024. Further the applicant
Mr.Palanisamy V, Karur, has gift deed the road, road splay and park areas has been handed over to the Local body Gift deed
document no. 989/2024, dated:
07.03.2024). 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.41/2024 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 – 37 Nos
Local Body Space - 41.94 Sq.m (0.66%)
TANGEDCO Space - 37.96 Sq.m (0.60%)
Proposed Road Area - 2147.26Sq.m (2.27%)
OSR Space – 646.60 Sqm (10.17%)
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
Tamilnilam website Special Conditions.

Body:

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 subdivision 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% Market 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 and
Gift deed Local Body Document No. 989/2024, dated: 07.03.2024) (original)
Copy to:-
1. Mr.Palanisamy V,
No. 11/1, Kamarajapuram North,
3rd cross Street, Sengunthapuram Post,
Karur -639002.

2. The Sub Register,
Velliyanai Sub Register Office,
Karur District.

Signature valid Village

Signed by: Village Panchayat President
Location:Karur
Date:2024.09.25 17:04:11

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.