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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: 02-2025-26

Date: 10/10/25 2:17 PM

From:

Village Panchayat

Kathaparai

To :

Mr.K.Sivasubramaniasamy,
No.46, K.Arugampalayam,
Kadapparai Village,
Manmangalam Taluk and Karur District-639006.

Online Application Number: 8PAZQZYU

Sir/ Madam,

Sub :

Residential Layout Final Order

Ref :

ROC No. 8PAZQZYU/2025/TCP

Body:

From:
Special officer/BDO (Village Panchayat),
Kathaparai Village Panchayat,
Karur Panchayat Union,
Karur District
To :
Mr.K.Sivasubramaniasamy,
No.46, K.Arugampalayam,
Kadapparai Village,
Manmangalam Taluk and Karur District-639006.

Sir/ Madam,

Sub : Residential Layout - Karur District- Manmangalam Taluk – Karur Panchayat Union - Kathaparai Village/ Panchayat - Comprised S.F.NO.40/1A, - Extent : 2.40 Acre (9720.0 Sq.m) – Layout Approval Final Order Issued Reg

Ref :

1.Applicant Mr.K.Sivasubramaniasamy, Karur, Letter Dated:28.02.2025.
2.Director of Town and Country Planning, Karur ROC No. 8PAZQZYU/2025/TCP (Road pattern issued on dated: 14.03.2025.)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant. Mr.K.Sivasubramaniasamy, Karur, Letter Dated: 28.02.2025. (Local body Gift deed document no. 655/2025, dated: 20.03.2025).
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: 14.03.2025, 08.04.2025. (requiring Payment of OSR and Centage Fee).
14. Applicant. Mr.K.Sivasubramaniasamy, Karur. Letter, Dated: 04.04.2025, 09.04.2025 (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. Kathaparai Panchayat Resolution No.78/2025-2026 Date:30.09.2025
17. Layout Approval fees Collected from the Applicant Date: 08.10.2025

"Karur District – Manmangalam taluk - Karur Block – Kathaparai Village / Panchayat - S.F. NO. 40/1A, 2.40 Acre (9720.0 Sq.m) Housing Project has been Approved with Conditions. The Project has been Sanctioned by the Karur District Town and Country Planning Department and the Layout has been Approved with Reference number ROC No. 8PAZQZYU/2025/TCP and s L.P/D.T.C.P.(KD) No.57/2025. The Project Proponents have Complied with the Conditions Stipulated by the Department and have formed a Layout with Roads, Drainage and Basic Amenities. The Road (2816.21 Sq.mt), Public Places (4.09 Sq.m (0.64%)) and TANGEDCO (3.61 Sq.m (0.63%)) Places has been Handed over to the Kathaparai Village Panchayat, and the Documents have been registered with the Sub-Registrar Joint – II Karur Office Document No. 655/2025 dated: 20.03.2025. Any Violations of the Conditions Shall be Rectified by the Project Proponents."

The fees/charges collected from the applicant by Kathaparai Panchayat through online are as follows

Layout Approval Fee Rs (Per Plot) 1000*40 = 40000
Layout Approval Fees Rs (Per Sq.Ft) 74318*4 = 297272
(Date - 08.10.2025) Total = 337272

Enclosure
Layout Original map and Condition – 2 sets

Copy to:-
Mr.K.Sivasubramaniasamy,
No.46, K.Arugampalayam,
Kadapparai Village,
Manmangalam Taluk and Karur District-639006.

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2025.10.10 14:17:18
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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