Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

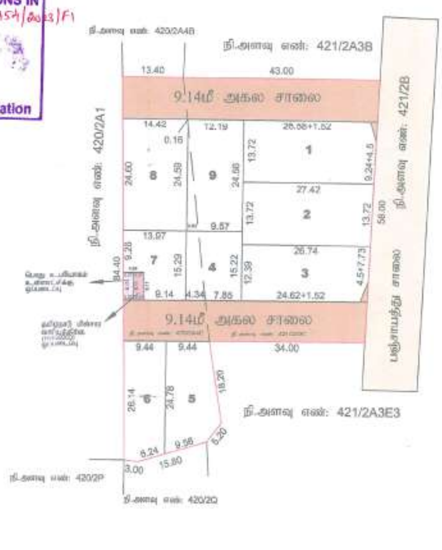
Verified RealEstate™
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DIGITALLY VERIFIED RECORD

(6)

LAYOUT / SUBDIVISION
APPROVED
SUBJECT TO THE CONDITIONS IN THIS OFFICE LETTER No: 3754/2023/F1
DT. 25-04-2024
F/Commissioner
Karur City Municipal Corporation



மாவட்ட நகர் ஊரமைப்புத் துறை
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கரூர் மாவட்டம்

இணைப்புதன் விண்ணப்ப எண் : PPLIVBW4 / 2023 / கரூர்

அளவு : 1 : 500

குறிப்புகள்:

மனைப்பிரிவு இடத்தின் பரப்பளவு: 0.31.27 ஹெக்ர் (0.772 ஏக் 3127.00 ச.மீ)

1. மனைப்பிரிவு இடத்தின் பரப்பு	3127.00 ச.மீ
2. மனைப்பிரிவு சாலைகளின் பரப்பு	1005.60 ச.மீ
3. மனைகளின் பரப்பு	2121.40 ச.மீ
4. தேவைப்படும் பூங்காவிற்கான பரப்பு	212.14 ச.மீ (10%)
5. பூங்கா (OSR)	216.00 ச.மீ (10.13%)

6. (PUBLIC PURPOSE) பரப்பு : (3127.00 ச.மீ - 1005.60 ச.மீ X 0.5/100) = 13.96 ச.மீ (0.61%)
ஒதுக்கிய பொது உபயோகம் (PUBLIC PURPOSE) பரப்பு : 13.86 ச.மீ (0.65%)

7. (TANGEDCO) பரப்பு : (3127.00 ச.மீ - 1005.60 ச.மீ X 0.5/100) = 13.96 ச.மீ (0.61%)
ஒதுக்கிய தமிழ்நாடு மின்சாரவாரியத்திற்கான (TANGEDCO) பரப்பு : 13.86 ச.மீ (0.65%)

மனைப்பிரிவு சாலையின் பரப்பு	1005.60 ச.மீ
ஒதுக்கிய பொது உபயோகம் (PUBLIC PURPOSE) பரப்பு	13.86 ச.மீ (0.65%)
ஒதுக்கிய தமிழ்நாடு மின்சாரவாரியத்திற்கான (TANGEDCO) பரப்பு	13.86 ச.மீ (0.65%)

7. 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 regulatory authority.

SWP / DTCP / Karur / Layout No : 122 2023

உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கரூர் மாவட்டம்

அளவர் / உதவி வரைவாளர் நிலை - III · மேற்பார்வையாளர் / வ.நி - II

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.