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RE REGULATORY RECORD

# RERA Document

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 03/2023-2024 Date: 3/11/24 4:57 PM

From:

Village Panchayat

Panchayat Office, Mochakodmpalayam, Andankoil West (Post), Karur-639008.

To :

Mr. P. Selvaraj and Mr. K. Balasubramaniyan,
No.120/21, Kabilan Garden,Kothai Nagar,
Karur Town, Karur Taluk,
Karur - 639201.

Online Application Number: TX3T3HIF

Sir/ Madam,

Sub :

Residential Layout – Office of Andankovil West Panchayat/Village, Karur District, Manmangalam Taluk, No.200/A5, Andankovil West Panchayat/Village, Thanthoni Panchayat Union- Manmangalam Taluk, Karur District. Extent of Acre 3.42 - Technical clearance/Concurrence/Planning permission issued Final order for further action - Reg.

Ref :

1.Application ReferenceNo:TX3T3HIF/2024/TCP received through Single Window Portal from Mr. P. Selvaraj and Mr. K. Balasubramaniyan, Dated: 21.02.2024.
2. Road pattern plan approved by the District Town and country planning Office, Karur, dated: 05.02.2024.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no.768/2024 dated.06.02.2024 Uploaded by the Applicant Mr. P. Selvaraj and Mr. K. Balasubramaniyan, Dated: 05.02.2024.
5.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.No.18,Department of Municipal Administration and Water supply, Dated:04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Housing and Urban Department, Dated:09.12.202
8.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
10.Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12.Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13. Demand raised for payment of OSR charges and Centage charges and Development Charges respectively dated 05.02.2024 and 19.02.2024
14. Paymentof OSR charges and Centage charges and Development Chargesreceived from the applicant respectively on 14.02.2024 and 19.02.2024.(Payment of OSR and Centage Fee)
15. Andankovil West Panchayat Resolution No. 782/2023-2024

Body:

Body: The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (ReferenceNo.TX3T3HIF)to an extent of Acre 3.42 in the land bearing S.F.No.200/A5, Andankovil West Village/Panchayat, Thanthoni Panchayat Union Final order issued.

SPECIAL CONDITIONS:

1. This office has not legally certifiedthe title to the ownership by granting the technical clearance and planning permission. Only the entitlement to Develop the land by the applicant is verified through the document suploaded in the web portal.Any person wishing to purchase the property must Individually as certain the ownership of the property of the developer/seller.If any dispute arises towards theownership,the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2. The owners/developers shallbe allowed either to carryout Infrastructure development works as per the standards specified by the local body Concerned or to pay the estimate cost to the local body.Concerned local body shall prescribe the standards for the provisions of basic Infrastructure like roads,drains, water supply etc.forthe layout, asper existing rules. Before taking over the Infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the worked one by the owners/developers.

Signature valid Village

Signed by: Village Panchayat President
Location:Karur
Date:2024.03.11 16:57:57

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

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# 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.