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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: 255CYMRU

Date: 3/8/24 5:31 PM

From:

Village Panchayat

President :K.Kathirvel, Sithalavai Panchayat Office, Munaiyanur ,Munaiyanur Post, Pin code-639102.

To :

Mr.P.Dhinesh
No.14/26C,Rasapattiyan Puthur,
Uppidamangalam,
Karur Taluk
Karur District-639114

Online Application Number: 255CYMRU

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No - 255CYMRU /2024/TCP – Karur District, Krishnarayapuram Taluk, Krishnarayapuram Panchayat Union , Sithalavai Panchayat/ Village, SF.No:444/2B2A– Extend of 9678.0Sq.m – Technical Clearance/Concurrence/Planning Permission No – SWP/DTCP/Karur/Layout No:16/2024 Final order Issued reg

Ref :

: 1. Application (Reference No: 255CYMRU) received through Single Window Portal From Mr.P.Dhinesh. Dated:05-01-2024
2. Road Pattern Plan Approved By the District Town and Country Planning Office, Karur. Dated:30.01.2024
3. Letter No.E1/10172/2023, Dated:02-01-2024. of Joint Director,Agriculture Department, Karur District. (Non Planning Area).
4. Letter Roc.No.19799/2020, Dated:24.12.2020 of Director Of Town and Country Planning , Chennai (Circular).
5.Gift Deed Document No:343/2024,Dated:31.01.2024 uploaded by the Applicant Mr.P.Dhinesh, Dated:01.02.2024.
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 of Municipal Administration and Water Supply, Dated:31.01.2020 and G.O.No.181,Housing and Urban Development Department , 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. Assistant Director Town and Country Planning Department Karur – Roc No – 255CYMRU /2024/TCP, Dated:02.02.2024
13. Sithalavai Village Panchayat Resolution No.370/2024, Dated:04-03-2024

Body:

the application seeking technical clearance/ concurrence/Planning Permission formation of Residential layout Application (Reference No: 255CYMRU) to an extent of 9678sqm. In the land bearing S.F.No. 444/2B2A of Sithalavai Village / village panchayat, Krishnarayapuram Taluk of Karur District Technical clearence/Concurrence/Planning permission (SWP/DTCP/ karur/LAYOUT No.16/2024) Final order issed

SPECIAL CONDITIONS:

1. This office has not legally certified the 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 documents uploaded in the web portal. Any person wishing 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 authority to decide on this.
2. The owners / developers shall be allowed either to carry out 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. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to be prescribed for upkeep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order videreferences 8th, 9th and10th cited above.
3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for publicpurposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCOconcerned before issuing the final approval.
4. As envisaged under 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 anyReal Estate Projector part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has tocomply the said provisions.

The fees/charges collected from the applicant are as follows:

Layout Approval Fee: Rs.43,000.00./-

Layout inspection Fees: Rs.10,000.00./-

Village

Signature valid

Signed by: Village Panchayat President
Location:Karur
Date:2024.03.08 17:31:08

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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