Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 1/2025-2026 Date: 4/7/25 4:47 PM

From:

Village Panchayat

President :R.Karpakavalli, Mayanur Panchayat Office, Mayanur Post, Pin code - 639108.

To :

Mrs.KavithaSivagnanam
No.4-1Annanagar1 st street,
Tennur Trichy-620017

Online Application Number: OVM62AI0

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and Country Planning office ,karur District– comprised in S.F.No209/1,209/2A&209/3 –MayanurVillage and Panchayat –Krishnarayapuram Panchayat Union –Krishnarayapuram Taluk –Karur District. Extent of Acre 5.00 (20250.00 sqm) Technical clearance / concurrence / Planning Permission Final Order for Further action - Reg

Ref :

1.ApplicationReferenceNo:OVM62A10/ 2024/ TCP

receivedthroughSingleWindowPortalfromMrs.KavithaSivagnanam,

Dated:21.06.2024

10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Dated: 30.08.2017.
11. Circular from the commissioner of Town and country planning ,Letter no . 13686/2017/LA1. Date:08.09.2017
12. Circular from the Director of Town and country planning Roc No .320/2022/TCP3 Date :07.01.2022
13. Demand Payment Request Letter Date :27.07.2024(requiring payment of OSR and centage Fee )
14. ApplicantMrs.Kavitha sivagnanam.,Karur,Letter,Date:31.07.2024(payment of OSR and centage Fee)
15. Circular from the Director Of Town and Country Planing,Roc No.4367/2019/TCP2,Date :14.10.2019
16. Joint Director ,Agricultural karur,NOC ROC.NO.E1/1450/2024,Date:22.03.2024 Date : 03.06.2024
17. MayanurVillagePanchayatResolution-No-30/2025-2026DATE:04.04.2025.

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (Reference No:OVM62A10/2024/TCP to an extent of 20250.00Sq.M. in the land bearing S.F.Nos 209/1,209/2A & ,209/3 of Mayanur village / Panchayat, Krishnarayapuram Panchayat union, Krishnarayapuram Taluk, Karur District Technical clearance/Concurrence/Planning permission Approved Final order issued.

SPECIALCONDITIONS:

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 dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate

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

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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.