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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. H4YYBNMF / 2022 / TCP Date : 01/03/2023

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

The Commissioner
Karur Corporation.
Karur District.

Sir/ Madam,

Sub : Residential Layout -Office of the District Town and Country Planning office, Karur District, Karur Corporation & Taluk, Sanaprati Village, S.F.No. 1371/1A1,1A2,1A3,1A5&1A6 - Extent of 5080.0Sq.m. - Technical clearance/Concurrence/Planning permission issued- Forwarded for further action - Reg.

Ref : Ref : 1 Application (Reference No: H4YYBNMF) received through Single Window Portal from Mr. A RAGUPATHI AND SEVEN MEMBERS, Dated: 18-11-2023.
2 Road pattern plan approved by the District Town and country planning Office, Karur, dated: 20.01.2023
3 Letter No.- of Joint Director, Agriculture department, Karur District. (Planning Area not Applicable).
4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5 Gift deed document No.180/2023 dated.27.01.2023 Uploaded by the Applicant Mr. A RAGUPATHI AND SEVEN MEMBERS, Dated: 08.02.2023.
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 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 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13 Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14 Demand raised for payment of OSR charges and Centage charges respectively dated 20.01.2023 and 09.02.2023.
15 Payment of OSR charges and Centage charges received from the applicant respectively on 04.02.2023 and 09.02.2023.
16 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

ORDER:-
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout to an extent of 5080.0Sq.M.in the land
bearing S.F.No. 1371/1A1,1A2,1A3,1A5&1A6 at Sanaprati village of Karur Corporation & Taluk of Karur district, was processed as per the prevailing rules and after
perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for
local body and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as OSR charges and Centage charges vide reference 15th cited
above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned layout subject to the following conditions:
1.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Karur/LAYOUT

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No.95/2023.

2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

3.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to
this office for record.

4.Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant
Director of Survey and land records concerned for information and for making mutation in their records.

5.Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges
for making mutation in the TamilNilam/Collabland website.

6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

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 dispute arises 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 up keep/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 vide references 8th, 9th and 10th cited above.

3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body and
TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned 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 any Real Estate Project or part of it only after registering the Real Estate
Project with the Real Estate Authority. The applicant has to comply the said provisions.

5.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as
land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be
made under the following head of account.

Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees -
09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

Copy to
1.Mr.A RAGUPATHI AND SEVEN MEMBERS,
NO:619/2, VELLALAPATTI SOUTH,Sanaprati,Karur,Karur - 639004

2. The Tahsildar (TamilNilam).
District Collector Office,

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Karur District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.
Email id:contact.tnrera@tn.gov.in

4.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Karur.
Email id:adsurkar@nic.in

5. The Joint Registrar,
1 No Joint Registar,
Karur.

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7620	18/11/2022
2	OSR Fee	952280	04/02/2023
3	Centage Charges	7500.00	09/02/2023
4	Development Charges	5080.00	09/02/2023
5	Display Board Charges		
6	Satellite town charge		

Document certified by Mookaiah K.

Signed by: Assistant Director
Location:Karur
Date:2023.03.01 15:13:30

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Karur District.

Enclosure

1.Layout original map and Condition – 2 set

/.Forwarded/

27.3.2024

Commissioner
Karur City Municipal Corporation

27.03.2024

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நகர் ஊரமைப்புத்துறை

அனுப்புநர்
திருகமூக்கையா பி.இ.எம்டெக்.
உதவி இயக்குநர்.
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்.
எண்.9. முதல் தளம்.
இலட் சுமிபுரம் வடக்கு தெரு.
கரூர் நகரம்.
கரூர் மாவட்டம் - 639 001.
E mail id:ad.karur.dist@gmail.com
Ph.04324-260625

பெறுநர்
திரு.A.ரகுபதி மற்றும் 7 நபர்கள்.
No : 619/2 வெள்ளாளப்பட்டி தெற்கு.
சணப்பிரட்டி.
கரூர் 639 004.

நக.எண்.273/2023/கமா, நாள்.10.05.2023

ஐயா,

பொருள் : மனைப்பிரிவு - மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - கரூர் மாவட்டம் / வட்டம் / மாநகராட்சி - சணப்பிரட்டி கிராமம் - சர்வே எண்கள்.1371/1A1, 1A2, 1A3, 1A5 & 1A6 -ல் அமையும் ஒப்புதலளிக்கப்பட்ட மனைப்பிரிவில் திருத்தம் கோரியது - விபரம் - சமர்ப்பித்தல் - தொடர்பாக.

பார்வை : 1. மனுதாரரின் கடிதம் பெறப்பட்ட நாள்.12.04.2023.
2. இணையதள பதிவு எண்.H4YYBNMF.

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மேற்காண்ட பொருள் தொடர்பாக, பார்வை(1) ல் கண்டுள்ள மனுதாரரின் விண்ணப்பத்தினை பரிசீலித்து கீழ்காணும் விபரம் சமர்ப்பிக்கப்படுகிறது. பார்வை (2) ல் கண்ட இணையதள பதிவு எண் மூலம் கரூர் மாவட்டம் / வட்டம் / மாநகராட்சி, சணப்பிரட்டி கிராமம், சர்வே எண்கள்.1371/1A1, 1A2, 1A3, 1A5 & 1A6 ல் 5080 சமீ பரப்பளவுக் கொண்ட இடத்திற்கு "Layout Approval no : SWP/DTCP/Karur/Layout NO : 95/2023" என எண்ணிடப்பட்டு ஒப்புதலளிக்கப்பட்டது. அவ்வாறு ஒப்புதலளிக்கப்பட்ட இம்மனைப்பிரிவு உள்ள புல எண்.1371/1A5 ல் வடபுறத்தில் பழைய FMB ன்படி 10.6 மீ என பதியப்பட்டது. அதன் அடிப்படை ஒப்புதலளிக்கப்பட்டது. பின்னர் இணையதளத்தின்படி 10.6 மீ என்பது 15.0மீ என அறியவந்ததைத் தொடர்ந்து.

பதியப்பட்டுள்ள அளவு	வாசித்துக்கொள்ள வேண்டிய அளவு
மனை 1 வடபுறம் : 9.50 மீ தென்புறம் : 10.85மீ	மனை 1 வடபுறம் : 13.91 மீ தென்புறம்: 14.34 மீ
மனை 2 வடபுறம் : 10.85 மீ தென்புறம் : 11.72 மீ	மனை 2 வடபுறம் : 14.34 மீ தென்புறம் : 14.68 மீ
மனை 3 வடபுறம் : 11.72 மீ தென்புறம்: 12.59 மீ	மனை 3 வடபுறம் : 14.68 மீ தென்புறம் : 15.02 மீ

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மனை -4 வடபுறம் : 12.59 மீ தென்புறம் : 13.46 மீ மனை -5 வடபுறம் : 13.46 மீ தென்புறம் : 14.33 மீ மனை -6 வடபுறம் : 14.33 மீ தென்புறம் : 15.20 மீ மனை -7 வடபுறம் : 15.20 மீ தென்புறம் : 16.07 மீ மனை -8 வடபுறம் : 16.07 மீ தென்புறம் : 16.74 மீ	மனை -4 வடபுறம் : 15.02 மீ தென்புறம் : 15.36 மீ மனை -5 வடபுறம் : 15.36 மீ தென்புறம் : 15.70 மீ மனை -6 வடபுறம் : 15.70 மீ தென்புறம் : 16.04 மீ மனை -7 வடபுறம் : 16.04 மீ தென்புறம் : 16.38 மீ மனை -8 வடபுறம் : 16.38 மீ தென்புறம் : 16.74 மீ

மேற்கண்டவாறு திருத்தி வாசித்துக் கொள்ளுமாறு இதன் மூலம் தெரிவித்துக்கொள்ளப்படுகிறது.

10/5/23

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
கரூர் மாவட்டம்

10/5/23

10/05/23

நகல்

1. ஆணையாளர்,
   கரூர் மாநகராட்சி,
   கரூர்.

2. சார்பதிவாளர் அவர்கள்,
   இணை I ம் சார்பதிவகம்,
   கரூர் மாவட்டம்.

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   No.1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore,
   Chennai-600 008.

Forwarded

27.3.2024

For Commissioner
Karur City Municipal Corporation

27.03.2024

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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.
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Verify My Land
Every record check run on one property and returned as a single report.
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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.
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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

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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.