Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: ROC No: 01 /2024-2025

Date: 4/17/24 11:52 AM

From:

Village Panchayat

President :A.Karthik, Thirukampuliyur Panchayat Office, Thirukampuliyur Post, Pin code - 639120

To :

Mrs.MOHANAMBAL K AND NAGARAJ,
No.21/1 Bagavathiammankovil Street,
Krishnarayapuram North Village,
Krishnarayapuram Taluk,
Karur639102 .

Online Application Number: J2LHX7Y8

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and Country Planning office ,karur District– comprised in S.F.Nos 28/1A2B3, 62/1A2A & 62/1A2B –Thirukkampuliyur Village and Panchayat – Krishnarayapuram Panchayat Union – Krishnarayapuram Taluk –Karur District. Extent of Acre 2.1452 (8682.00 sqm) Technical clearance / concurrence / Planning Permission Final Order for Further action - Reg

Ref :

1.Application Reference No: SWP/ J2LHX7Y8 /2024 received through Single Window Portal from

Mrs.Mohanambal K and Nagaraj Dated: 03.01.2024

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 :27.01.2024(requiring payment of OSR and centage Fee)
14. Applicant Mrs .Mohanambal K and Nagaraj ,Karur,Letter,Date:31.01.2024(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.E1/10177/2023,Date:08.01.2024
17. Thirukkampuliyur Village Panchayat Resolution No-601/2023-24 DATE:08.03.2024.

Body:

The application seeking technical clearance/ concurrence/ Planning Permission for the proposed formation of Residential layout Application (Reference No: J2LHX7Y8/ 2024/ TCP) to an extent of 8682.00Sq.M. in the land bearing S.F.Nos 28/1A2B3, 62/1A2A & 62/1A2B of Thirukkampuliyur village / Panchayat, Krishnarayapuram Panchayat union, KrishnarayapuramTaluk, 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 authority to decide on this.
2. The Owners/ developers shall be allowed either to carryout infrastructure development works asper the standards specified by the local body concerned or to pay the estimate cost of the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply ect. For the 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.

3.The fees/charges collected from the applicant are as follows:
Layout Approval Fee :Rs.47338./-

Village

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2024.04.17 11:52:27

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.