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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 190/2024 Date: 5/13/25 4:27 PM

From:

Executive officer

36,East street Uppidamngalam,Uppidamangalam,Karur(Tk),Karur(Dt),639114

To :

MR.T.Malliga, AP Nager, EB Office OppsitUppidamangalam West Village ,Karur Taluk,Karur district-639114

Online Application Number: Y8OZ2G8V

Sir/ Madam,

Sub :

Residential Layout Approval - Karur District Uppidamangalam Town Panchayat Uppidamangalam West Village S.F.No.1171/1B2, Karur District, Plat Nos 1 to 35 demarcation Approval and Permission Issued

Ref :

1. Mrs. T. Malliga W/o.Thamilarsan AB Nagar, Uppidamangalam Karur District Their Online Laout Application NO. Y8OZ2G8V/2023/TCP .Date.23.04.2024.
2. Assistant Director Town country Planing Karur R.O.C.No.Y8OZ2G8V/2023/TCP dated 31.10.2023.
3. Tahsilder Karur's K.DIS No.A4/3852/2024, dated 16.11.2024
4.G.O. No.138 Department of Housing and Urban Development UD4(1)Date. 04.06.2024.
5. G.O. No. 79 Housing and Urban Development Department Date. 04.05.2017.
6. G.O(Status) No. 18 Municipal Administration and Drinking Water Supply Department Dated. 04.02.2019 and G.O. 16, Municipal Administration and Drinking Water Supply Department Date. 31.01.2020
7. G.O No.141 Department of Housing and Urban Development (UD) 1 day. 23.09.2020.
8. G.o No.181 Housing and Urban Development Department UD4(1) Dated. 09.12.2020.
9. Government letter no. 19113/Nov4(3)2017, Housing and Urban Development Department Date. 30.12.2020.
10. Urban Development Commissioner's Circular No.13686/2017,LA1.Dated.08.09.2021.
11.Director of Urban Development Chennai Circular No.320/2022, TCP2, dated 07.01.2022.
12.Assistant Executive Engineer, Puliyur, Estimate received on 21.11.2024.
13. Certificate No.MKCE/CE/2024-25/TP1-24 dated 07.02.2025 of the Principal of

Kumaraswamy College of Engineering.
14.Date of receipt of amount through Indian Bank Adayar Branch Chennai on : 04.03.2025.
15. This is the date of prior permission of the Chairman of the Municipal Council No: 28 /2025, Date: 07/03/2025

Body:

1.After obtaining building permission if the house is vacant Building to be constructed.
2. If a building is constructed on the plot, it should be duly applied for permission and obtained separately with relevant documents.
3. A plot limit permit should not be treated as a building permission.
4. In case of submission of wrong documents regarding the plot, this guarantee will be cancelled without any prior notice.
5. If the amount is less than the fixed the amount balance should be paid.
6.In case of high tension cable/low tension cable running in the petitioner's premises this order is not valid.
7. This order is not applicable to the occupied land Surrounded by water level area, government drainage area, drain, stream, lake, pond, river, road etc.
8.If the land is located in open areas, parks, sports fields etc. which cames under in the land section recognized by the Urban Development Department and not handed over to the municipality, then the land cannot be demarcated. And even if the public places to be handed over to the municipality have been hidden and converted into houses, this order is not valid.
9.Parks and open spaces proposed in authorized Layout where technical permission has been given by the Urban Development Department and final approval given by the local body
10.If the unsanctioned plot is located in the full/comprehensive development plan area, the plan roads should not demarcate the plots located in the areas where public allotments are proposed.
11.If the proofs of land ownership provided and the documents submitted for consideration are found to be incorrect, the permission issued for this Layout /subdivision will be canceled without any prior notice.
12. The letter found in view 2 and the conditions found in the diagram must be followed.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Karur
Date:2025.05.13 16:27:20

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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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.