

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 06/2023-2024

Date: 2/26/24 6:43 PM

From:

Village Panchayat

Panchayat Office, Manavadi (Post), Karur- 639005.

To :

Mr.A.Saravanan & K.L.Sivakumaran
No.19/10, Vengadapuram,
Velliyana South Village,
Karur - 639118

Online Application Number:

G0WAASDA

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No - G0WAASDA /2023/2024/TCP – Karur District, Karur Taluk, Thanthoni Panchayat Union , Manavadi Panchayat/ Village, SF.No:270/2C,3A3 – Extend of 5506.00 Sq.m – Technical Clearance/Concurrence/Planning Permission No – SWP/DTCP/Karur/Layout No:21/2024 Final order Issued reg

Ref :

1. Application (Reference No: G0WAASDA) received through Single Window Portal From Mr.A.Saravanan & K.L.Sivakumaran, Dated:04.11.2023
2. Road Pattern Plan Approved By the District Town and Country Planning Office, Karur. Dated:01.12.2023.
3. Letter No.E1/8435/2023, Dated:30.10.2023. 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:5975/2023,Dated:07.12.2023 uploaded by the Applicant Mr.A.Saravanan, K.L.Sivakumaran, Dated:09.02.2024.
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 .
G0WAASDA /2023/2024/TCP, Dated: 13.02.2024
13. Manavadi Village Panchayat Resolution No.120/2023-2024, Dated:21.02.2024

Body:

The application seeking technical clearance/ concurrence/Planning Permission formation of Residential layout Application (Reference No: G0WAASDA) to an extent of 5506 sqm. In the land bearing S.F.No. 270/2C,3A3 of Manavadi Village / Manavadi village panchayat, Karur Taluk of Karur District Technical clearance/Concurrence/Planning permission (SWP/DTCP/ Karur/LAYOUT No.21/2024) Final order issued

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 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 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. The fees/charges collected from the applicant are as follows:
Layout Approval Fee: Rs.27000.00/-
Layout inspection Fees: Rs.178395.00/-

Village

Signature valid

Signed by: Village Panchayat President
Location: Karur
Date: 2024.02.26 18:43:05



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.

[/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](#)



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



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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