

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: TO6KKRGD/2025/TC
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Date: 8/15/25 3:44 PM

From:

Village Panchayat

Panchayat Office, Emoor (Kaspa), Emoor (Post), Karur-639007.

To :

Mr.N.Mathiyalagan and Mrs. C.Selvarani,

No.102/A, Emoor Village,

Thanthonimalai, Karur Taluk,

Online Application Number:

TO6KKRGD

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of town and country planning – Karur - Comprised in S.F.NO.207/2A2 & 207/2A3 Emoor Panchayat / Village – Thanthoni Panchayat Union – Karur Taluk - Karur District - Extent : 1.446 Acres (5852.00Sq.m) – Concurrence / Final Approval clearance issued – forwarded for futher.

Ref :

1. Application (Reference No: TO6KKRGD) received through Single Window Portal from Mr.N.Mathiyalagan and Mrs.C.Selvarani, Karur, Dated: 27.12.2024.
2. Assistant Director of Town and country planning, Karur ROC No. : TO6KKRGD/2025/TCP. (Planning Permission issued on dated:20.02.2025.)
3. Circular from the Director of Town and Country Planning,Roc No.19799/202, Dated:24.12.2020.
4. G.O.138, Housing and Urban Development Department, Dated:04.06.2004.
5. G.O.79, Housing and Urban Development Department, Dated:04.05.2017.
6. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020.
7. G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
8. G.O.181, Housing and Urban Development Department, Dated:09.12.2020.
9. Government Letter No.19113/Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:

07.01.2022

12. Demand Payment Request Letter, Dated: 12.02.2025 (requiring payment of Centage Fee, Development fees).

13. Applicants Mr.N.Mathiyalagan and Mrs.C.Selvarani, Karur, Letter, Dated: 18.02.2025 (Payment of Development Fees & Centage fee)

14. Circular from the Director of Town and Country Planning , Roc No.4367/2019/TCP2, Dated: 14.10.2019

15. Joint Director, Agricultural Karur,Noc ROC.No.E1/9543/2024, Dated.26.12.2024.

16.Emoor Panchayat The Payment of Charges Shall be made under the collected head of account. Layout Approval fee: Rs.16750.00 Dated: 09.08.2025

Layout Inspection fee: Rs.23000.00 Dated: 09.08.2025

16.Emoor Village Panchayat Resolution No : 32, Date-27.06.2025

Body:

With reference to the 1st cited letter, applicant has requested for the approval of Residential of Layout in, Comprised in S.F.No. 207/2A2, 207/2A3 of Emoor Panchayat / Village, Thanthoni Panchayat Union, Karur Taluk, Karur District – Extend: 1.446 Acre (5852.00 Sqm) – Concurrence / Final Approval Letter.

SPECIAL CONDITIONS:

1. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval after of earmarked road, Park areas S.F.No sub-division in favour concern local body.

2. The Tamilnadu Government in G.O.Ms.No.112, Housing and Urban Development Department ,Dated 22.06.2017 have approved 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 requested to follow the Protocols as per instruction given by TNRERA.

3. According to the Circular No.12544/14/CB Dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant applications (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town Country Planning Department is not the right organization to decide this.

4. I requested to send the approved residential site map to the concerned registration department office and land survey department for information and appropriate action.

5. It is requested to send acknowledgement of receipt of receiving Maps and Proceedings Orders.

Village

Signature valid

Signed by: Village Panchayat President
Location: Karur
Date: 2025.08.15 15:44:55



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.

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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

Verified RealEstate
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