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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

ROC No. ILBGPCXY/12482/2023/2023/TCP Kallakurichi Date : 24/07/2023

From:

Joint Director / Deputy Director / Assistant Director
Kallakurichi

To :

The Commissioner,
Thirukovilur South Village,
Thirukovilur Municipality
Thirukovilur Taluk,
Kallakurichi District.

Sir/ Madam,

Sub : Residential Layout - Office of the Kallakurichi District Town and Country Planning - Kallakurichi District – Thirukovilur Taluk – Thirukovilur Municipality – Thirukovilur South Village– Comprised in Survey Nos 819/1D2 and 819/2 which have an extent of 1.38 acre (or) 5600.00 Sq.m – Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant Name: Thiru. P. Chezian S/O Palani, Online Application No: ILBGPCXY/12482/2023, Dated: 01.06.2023.

2. District Town and country planning Office, Kallakurichi District Road pattern issued on dated: 08.07.2023.

3. Joint Director, Agriculture Department, Kallakurichi District, Letter No. A3/3944/2023 Dated: 26.05.2023.

4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.

5. Applicant Thiru. P. Chezian S/O Palani and Letter, Gift deed (Local Body) document & Gift deed (EB) document no.4041/2023, dated: 14.07.2023.

6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. 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.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.

13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022.

14. Demand payment Request Letter, dated: 08.07.2023 & 21.07.2023 requiring payment of OSRA Charges and Centage Fee.

15. Applicant Thiru. P. Chezian S/O Palani, dated: 20.07.2023 & 21.07.2023 (Payment of OSRA Charges and Centage Fee).

approval of the layout plan from the local authority, the approved layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.

12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a layout has been approved for a place where there is no actual land Ownership.

13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department without any prior notice.

14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.

15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.

16. Before giving final concurrence, the local body should check the site whether levelled to road level. After confirming the site is levelled to road level, give final concurrence.

17. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be cancelled by the Town and Country Planning department without prior intimation to the applicant.

18. No construction activities allowed in the setback area (setback area of Plot No: 28).

Copy To:

1. Mr. P. Chezian S/O Palani,
No.17/28, Thappa Kulam Sandhu,
Thirukovilur Taluk
Kallakurichi District

2. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

3. The Sub-Registrar,
Thirukovilur Registrar Office,
Kallakurichi District.

4. The Assistant Director,
Survey Land Records,
Kallakurichi - 606201.

5. The District Collector,
District Collectorate Office,
Kallakurichi District.

6. The Assistant Director (Panchayats),
Kallakurichi District.

7. The Tahsildar,
Thirukovilur Taluk,
Kallakurichi District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	15300	01/06/2023
2	OSR Fee	67094	20/07/2023
3	Centage Charges	8400.00	21/07/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Kallakurichi District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by VIDHYA SAMPATH

Signed by: Assistant Director
Location: Kallakurichi
Date: 2023.07.24 13:33:33

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

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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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