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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 8/9/24 4:49 PM

From:

Village Panchayat

Panchayat Office, Aandankovil Puthur, Andankoil (Post), Karur-639002

To :

Santhosh and Three Others,
19/1, Vivekanantha Nagar,
Sengunthapuram 9th Cross,
Karur. 639002.

Online Application Number: SMN3IPUJ

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office -Roc No- SMN3IPUJ/2024/TCP -Karur District, Manmangalam Taluk, Thanthoni Panchayat union, Andankoil East Village/Panchayat- S.F.No.156/1B1A–Extent of 14132.00 Sq.m.
–Technical clearance/Concurrence/Planning permission No-SWP/DTCP/Karur/LAYOUTNo.96/2024 Final order issued Reg

Ref :

1.Application (Reference No: SMN3IPUJ) received through Single Window Portal from Santhosh and

Three Others, Dated:

21.06.2024

10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Dated: 30.08.2017.
11. Assistant Director Town and Country Planning Department KARUR Roc No-SMN3IPUJ/2024/TCP DATE: 18.06.2024
12. Demand raised for payment of Layout Approval Fee and Layout Inspection Fee respectively dated 09.08.2024.
13. Payment of Layout Approval Fee and Layout Inspection Fee received from the applicant respectively on 09.08.2024.
14. Andankoil East village / Panchayat Resolution no- 09/2024-2025

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout

Application (Reference No: SMN3IPUJ)to an extent of 14132.00 Sq.M. in the land bearing S.F.No.156/1B1A of Andankoil East village / Panchayat, Thanthoni Panchayat union, Manmangalam Taluk, Karur District Technical clearance/Concurrence/Planning permission (SWP/DTCP/Karur/LAYOUTNo.96 /2024) 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 as certain 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. As envisaged under the "TamilNadu 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 Projector part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.

3.The fees/charges collected from the applicant are as follows:

Layout Approval Fee:Rs.37000./-

Village

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.