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Layout Application - Final Approval Letter

Roc No: YV3D2CAN/2024/TCP -L.P/D.T.C.P.(KD) No:79/2024 (04-2024/2025)

Date: 12/24/24 2:27 PM

From:

Village Panchayat

Authur poolampalayam Village Panchayat office, Authur, Authur Poolampalayam Panchayat

To :

Mrs.L.Renuka Devi and 3 Others,
No.-48,Narashimmapuram Middle Street,
Kaspa Karur Town,
Karur District – 639002

Online Application Number: YV3D2CAN

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of Town and Country Planning, Karur District - Comprised in S.F.No.735/2A2A-Aathur
Village–Aathur Poolampalayam Panchayat – Karur Panchayat Union - Manmangalam Taluk - Karur District - Extent : 1.56.3/4
Acre (6347.00 sq.mt) - Concurrence/Technical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicant L.RenukaDevi,Gomathirani,Balasubramani,Muthukumar Karur, Letter Dated: 23.02.2024.
2.Director of Town and country planning, Karur ROC No.YV3D2CAN/TCP . (Road pattern issued on dated: 20.03.2024)
3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4.Applicant. Renuka Devi,Gomathirani,Balasubramani,Muthukumar Karur, Letter Dated: 20.03.2024. (Local body Gift deed
document
no. 2290/2024, dated: 25.03.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated:20.03.2024, 05.04.2024. (requiring payment of OSR and Centage Fee).
14.Applicant L. Renuka Devi and 3 others Karur, Letter, Dated: 04.04.2024, 06.05.2024, (Payment of OSR and
Ref :
Centage Fee)
15.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
16. Joint Director, Agricultural Karur, NOC ROC.No. E1/881/2024, Dated. 06.02.2024.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in, District - Comprised in
S.F.No:735/2A2A-Aathur Village –Karur Panchayat Union - Manmangalam Taluk - Karur District - Extent : 156.3/4Acre (6347.00
sq.mt) - Concurrence/Technical Clearance.

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 up keep/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:
Collect the 3% Market Land Value as Land conversation charges & Layout Inspection Fees-34,000.00
Layout Approval Fees-19,000.00

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Karur
Date:2024.12.24 14:27:14
Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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