

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 03/2024-2025

Date: 12/30/24 6:30 PM

From:

Village Panchayat

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

To :

M Karpagarathi and Two Members,
No.12 Ramakrishnan North,
Karur Taluk,
Karur District-639001.

Online Application Number:

O1IJO4SK

Sir/ Madam,

Sub :

Residential Layout – Assistant Director of town and country planning, Comprised in S.F.NO.2200/2, 2201/1, Andankovil East Panchayat/Village – Thanthoni Panchayat Union - Manmangalam Taluk - Karur District - Extent : 2.1275Acre (8613.00Sq.m) – Final Approval issued – Reg

Ref :

- 1.Application (Reference No: O1IJO4SK) received through Single Window Portal from Mrs. M.Karpagarathi and Two Members, Karur, Dated: 28.11.2024.
- 2.Assistant Director of Town and country planning, Karur ROC No. O1IJO4SK /2024 /TCP. (Planning Permission issued on dated:23.12.2024.)
3. Panchayat Demand payment Request Letter, Dated: 27.12.2024.
- 4.Applicant Mrs. M.Karpagarathi and Two Members, Karur, Letter, Dated: 27.12.2024. (Payment of Panchayat Demand).
5. Andankovil East Village Panchayat Resolution : 164/2024-2025, Date-26.12.2024.

Body:

The application seeking Final Approval for the proposed formation of Residential layout Application (Reference No: O1IJO4SK) to an extent of 8613.00 Sq.m. in the land bearing S.F.No. 2200/2, 2201/1 of Andankovil East Panchayat/Village, Thanthoni Panchayat Union, Manmangalam Taluk, Karur District (L.P/D.T.C.P.(KD) No.184/2024) 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. 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.

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

Layout Approval Fee: Rs.18,000.00/-

Layout inspection Fees: Rs.5,200.00/-

Village



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](#)



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
3/350/2 Mettukuppam,
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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.

