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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: (SWP/DTCP/Karur/LAYOUT No. 17 /2024)-RESOLUTION NO 1280/2023-2024

Date: 3/26/24 6:51 PM

From:

Village Panchayat

Authur poolampalayam Village Panchayat office, Authur, Authur Poolampalayam Panchayat

To :

Mr.C.Manikandan,
No.206, Arugampalayam,
Kathaparai Manmangalam Taluk,
Karur District - 639006

Online Application Number: TSPII92D

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office, Karur District, Manmangalam Taluk, Athur Village,
S.F.No.330/B1A1,B2A1A, - Extent 8231 Sq.m. - Technical clearance/Concurrence/Planning permission issued - Forwarded for
further action - Reg.

Ref :

1 Application (Reference No: TSPII92D) received through Single Window Portal from
Dated:
04.01.2024.
2 Road pattern plan approved by the District Town and country planning Office, Karur, dated: 25.01.2024
3 Letter No.E1/7679/2023, Dated.29.09.2023 of Joint Director, Agriculture department, Karur District
4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5 Gift deed document no. 547/2024 dated.30.01.2024 Uploaded by the Applicant Mr.C.Manikandan, Dated: 31.01.2024.
6 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8 G.O. No.18, Department of Municipal Administration and Water supply, Dated:04.02.2019 , G.O.16 Department of Municipal
Administration
and Water Supply, dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated:
09.12.2020.
9 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10 10.G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
11 Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13 Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14 Demand raised for payment of OSR charges and Centage charges respectively dated 25.01.2024 and 31.01.2024.
15 Payment of OSR charges and Centage charges received from the applicant respectively on 31.01.2024 and 01.02.2024.
16 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (Reference No: TSPII92D) to an extent of 8231 Sq.M. in the land bearing S.F.No.330/B1A1,B2A1A at Authur village of Manmangalam taluk of Karur district, technical clearance/ concurrence/Planning Permission is(SWP/DTCP/Karur/LAYOUT No. 17 /2024.) Final order issed.
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. 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:
Layout Approval Fees-41000.00
Layout Inspection Fees-10250.00

Signature valid
Signed by: Village Panchayat President
Location:Karur
Date:2024.03.26 18:51:02
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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