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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

<u>கரூர் மாநகராட்சி ஆணையாளர் அவர்களின் செயல்முறைகள்</u>
<u>முன்னிலை திருமதி.</u>கே.எம்.சுதா

ந.க.எண்.7440/2023/எப்1 நாள்.16.02.2024

பொருள் : மனைப்பிரிவு – கரூர் மாநகராட்சி ஆட்சிமங்கலம் கிராமம் – புல எண்.13/2B1–ல் 0.97.37 ஹெக்டேர் (2.406ஏக்கர்) பரப்பளவுள்ள இடத்தில் உத்தேச குடியிருப்பு மனைபிரிவிற்கு இறுதி ஒப்புதல் வழங்குதல் – தொடர்பாக

பார்வை : 1)அரசாணை எண்.141 வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை நாள்.16.07.2022
2)நகராட்சி நிர்வாக இயக்குநர், சென்னை அவர்களின் சுற்றறிக்கை ந.க.எண்.12843/2022/டிபி2 நாள்.20.10.2022.
3)உதவி இயக்குநர், மாவட்ட நகர்ஊரமைப்பு அலுவலகம், கரூர் அவர்களின் கடிதம் ந.க.எண்.LK5L1E1I/2022/TCP நாள்.15.06.2023.
4)கரூர் மாமன்ற தீர்மானம் எண்.1677 நாள்.31.01.2024.

<u>உத்திரவு:</u>

பார்வை 3–ல் காணும் உதவி இயக்குநர், நகர்ஊரமைப்பு துறை, கரூர் அவர்களின் கடிதத்தில் கரூர் மாநகராட்சி எல்லைக்குட்பட்ட ஆட்சிமங்கலம் கிராமம், புல எண்.13/2B1–ல் 0.97.37 ஹெக்டேர் (2.406ஏக்கர்) பரப்பளவுள்ள மனைப்பிரிவிற்கு சாலை மற்றும் பொது இடங்களை மாநகராட்சி ஆணையர் பெயரில் 15.05.2023–ல் பத்திரபதிவு எண்.2674/2023–ல் தானபத்திரமாக பெற்றுக்கொண்டு மனைப்பிரிவிற்கு SWP/DTCP/KARUR/APPROVALLAYOUTNO.146/2023 நாள்.15.06.2023 என எண்ணிடப்பட்டு தொழில்நுட்ப அனுமதி வழங்கப்பட்டு வரப்பெற்றுள்ளது. அதனை தொடர்ந்து மாமன்ற பொறியாளர் அவர்களின் 19.01.2024–ம் தேதிய குறிப்பில் மனைப்பிரிவிற்கான தார் சாலைகள், வடிகால் வசதி, குடிநீர் பகிர்மான குழாய்கள், தெருவிளக்குகள் அமைக்கப்பட்டு உள்ளது என தெரிவித்துள்ளதினை தொடர்ந்து பார்வை 4ல் காணும் இம்மாமன்ற தீர்மானத்தில் மேற்படி மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்கப்பட்டுள்ளது. எனவே மேற்படி மனைப்பிரிவிற்கு இத்துடன் இணைக்கப்பட்டுள்ள மனைப்பிரிவு நிபந்தனைகளுக்குட்பட்டு இறுதி அங்கீகாரம் வழங்கி உத்திரவிடப்படுகிறது.

<u>இணைப்பு:</u>

அங்கீகரிக்கப்பட்ட மனைப்பிரிவு வரைபடம்
மற்றும் நிபந்தனைகள்

(ஒம்) கே.எம்.சுதா,
ஆணையாளர்,

பெறுதல்.

திரு.T.திருநாவுக்கரசு,
த/பெ.தங்கவேல்,
32ஏ.அருகம்பாளையம்,
தாந்தோணிமலை, கரூர்

<u>நகல்:</u>

1. சார்பதிவாளர், சார்பதிவாளர் அலுவலகம், கரூர்.
2. உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு துறை, கரூர்.
3. வருவாய் அலுவலர், கரூர் மாநகராட்சி.
4. வட்டாட்சியர், கரூர்.

//உண்மை நகல் உத்திரவு படி//

16.2.2024
முதுநிலை நகரமைப்பு அலுவலர்,
கரூர் மாநகராட்சி
16.02.2024

Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. LK5L1E1I / 2022 / TCP Date : 15/06/2023

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

The Commissioner,
Achimangalam Village,
Karur Corporation,
Karur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Karur District, Karur Taluk & Corporation, Achimangalam Village, S.F.Nos. 13/2B1 - Extent of 9737.0 Sq.m. - Technical clearance/Concurrence/Planning permission issued - Forwarded for further action - Reg.

Ref : Ref : 1 Application (Reference No: LK5L1E1I) received through Single Window Portal from Mr. T. THIRUNAVUKKARASU, Dated: 29.04.2023.
2 Road pattern plan approved by the District Town and country planning Office, Karur, dated: 09.05.2023
3 Letter No.-, Dated.28.02.2023 of Joint Director, Agriculture department, Karur District. (Planning Area)
4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5 Gift deed document No.2674/2023, dated 15.05.2023 Uploaded by the Applicant Mr. T. THIRUNAVUKKARASU, Dated: 18.05.2023.
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 09.05.2023 and 02.06.2023.
15 Payment of OSR charges and Centage charges received from the applicant respectively on 18.05.2023 and 05.06.2023.
16 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

ORDER:-
The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout to an extent of 9737.0Sq.M. in the land
bearing S.F.Nos. 13/2B1 at Andankoil West village of Karur Taluk & Corporation of Karur district, was processed as per the prevailing rules and after perusing the
records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and
TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as OSR charges and Centage charges vide reference 15th cited
above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned layout subject to the following conditions:
1.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/Karur/LAYOUT No.

146/2023
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to
this office for record.
4.Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant
Director of Survey and land records concerned for information and for making mutation in their records.
5.Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges
for making mutation in the TamilNilam/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
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.
Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees -
09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

Copy to
1. Mr. T. THIRUNAVUKKARASU,
Achimangalam,
Karur-639005

2. The Tahsildar (TamilNilam).
District Collector Office,
Karur District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.
Email id:contact.tnrera@tn.gov.in

4.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Karur.
Email id:adsurkar@nic.in

5.The Sub Registrar,
Velliyanai sub Registrar office,
Karur.
Email id:srochin

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14606	29/04/2023
2	OSR Fee	119744	18/05/2023
3	Centage Charges	9300.00	05/06/2023
4	Development Charges	9737.00	05/06/2023
5	Display Board Charges		
6	Satellite town charge		

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

Karur District.

Enclosure

1.Layout original map and Condition – 2 set

Attested

16.2.2024

For Commissioner
Karur City Municipal Corporation

Document certified by Velmurugan P.

Signed by: Assistant Director
Location:Karur
Date:2023.06.15 16:11:18

16.02.2024

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.