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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: X0CE05X0/2025/TCP

Date: 10/8/25 6:01 PM

From:

Village Panchayat

Panchayat office Vadaseri

To :

Mr.S.JOHN SELVARAJ S/O SELVARAJ
DOOR NO.4/59, UDAIYAR STREET,
VALAVANDANKOTTAI,THIRUVERUMBUR TALUK,
TIRUCHIRAPALLI DISTRICT.

Online Application Number: X0CE05X0

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No – X0CE05X0/2025/TCP – Vadaseri village, Vadaseri Panchayat, Thogamalai panchayat Union, Kulithalai Taluk, Karur District Comprised S.F.No: 146/2A2, 146/2B2, 146/4, 146/6– Extend of 5650.00 Sq.m – Technical Clearance/ Concurrence / Planning Permission No – SWP/ DTCP / Karur / Layout No: 119/2025 Final order Issued reg

Ref :

1. Application (Reference No:X0CE05X0) received through Single Window Portal From Mr.S.JOHN SELVARAJ, Dated: 09.07.2025.

2. Road Pattern Plan Approved By the District Town and Country Planning Office, Karur. Dated: 22.07.2025.
3. Letter Roc.No.19799/2020, Dated:24.12.2020 of Director Of Town and Country Planning, Chennai (Circular).
4. Gift Deed Document No: 4897/2025, Dated : 24.07.2025.
5. G.O.No.138, Housing and Urban Development Department , Dated:04.06.2004.
6. G.O.No.79, Housing and Urban Development Department , Dated:04.05.2017.
7. 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.
8. G.O.No.141, Housing and Urban Development Department , Dated:23.09.2020.
9. G.O.No.141 , Housing and Urban Development Department , Dated:16.07.2022.

10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Assistant Director Town and Country Planning Department Karur – Roc No – X0CE05X0/2025/TCP, Dated: 09.07.2025
12. Demand raised for payment of Layout Approval Fee and Layout inspection Fee respectively on 07.10.2025.
13.Payment of Layout Approval Fee and Layout Inspection Fee received from the applicant respectively on 07.10.2025.
14. VADASERI village, VADASERI Panchayat Resolution No.218/2025-2026, Dated:29.09.2025

Body:

Body:
the application seeking technical clearance/ concurrence/Planning Permission formation of Residential layout Application (Reference No:X0CE05X0/2025/TCP) to an extent of 5650.00sqm. In the land bearing Comprised S.F.No: 146/2A2, 146/2B2, 146/4, 146/6of Vadaseri village, Vadaseri Panchayat, Thogamalai panchayat Union, Kulithalai Taluk, Karur District Technical clearence/Concurrence/Planning permission (SWP/DTCP/ karur /LAYOUT No.119/2025) 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 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 Fees : Rs. 1,17,770.00./-
Layout inspection Fees: Rs. 5,000.00./-

Village

Validity unknownSignature valid
Signed by: Village Panchayat President
Location:Karur
Date:2025.10.08 18:01:49

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.