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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

நகர் ஊரமைப்புத்துறை

அனுப்புநர்
திருமதி.J.சபரி பிரியங்கா, எம்.பிளான்.,
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
எண்.9, முதல் தளம்,
இலட்சுமிபுரம் வடக்கு தெரு,
கரூர் நகரம், கரூர் மாவட்டம் - 639 001.
E mail id:ad.karur.dist@gmail.com
Ph.04324 - 260 625

பெறுநர்
தனிஅலுவலர்/வட்டார வளர்ச்சி அலுவலர்(கி.ஊ),
தோகைமலை ஊராட்சி ஒன்றியம்,
கரூர் மாவட்டம்.

நக. எண். 714/2026 /கமா 1 நாள்.10.08.2026

ஐயா,

பொருள்: மனைப்பிரிவு - மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - கரூர் மாவட்டம் - குளித்தலை வட்டம் - தோகைமலை ஊராட்சி ஒன்றியம் - இராச்சாண்டார்திருமலை ஊராட்சி மற்றும் கிராமம் - புல எண்.639/6A1-ல் அமைந்துள்ள மனைப்பிரிவுக்கு இணையதள ஒப்புதல் வழங்கியது - தொடர்பாக.

பார்வை: 1. மனுதாரர் திருமதி.S.வேணி, கரூர் அவர்களின் கடிதம், நாள்:08.07.2026.
2. உதவி இயக்குநர், கரூர் மாவட்ட நகர் ஊரமைப்பு அலுவலகம் அவர்களின் இணையதள உத்தரவு கடிதம் எண். B40G317X/2025/TCP, நாள்:25.11.2025. (இணையதள தொழில்நுட்ப ஒப்புதல் வரைபடம் ம.வ/மா.ந.ஊ.அ(கமா) எண்.163/2025 என எண்ணிடப்பட்டது)
3. மனுதாரர் திருமதி.S.வேணி, கரூர் அவர்களின் இணையதள விண்ணப்ப எண். B40G317X/2025, நாள்:29.09.2025.

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பார்வை (1)-ல் கண்டுள்ள மனுதாரர் கடிதத்தில் கரூர் மாவட்டம், குளித்தலை வட்டம், தோகைமலை ஊராட்சி ஒன்றியம், இராச்சாண்டார்திருமலை ஊராட்சி மற்றும் கிராமம், புல எண்.639/6A1-ல் அமையும் மனைப்பிரிவிற்கு பார்வை (2)-ல் கண்டுள்ள இவ்வலுவலக இணையதளம் மூலம் வழங்கப்பட்டுள்ள உத்தரவு கடிதத்தில் ஒப்புதல் எண் L.P/D.T.C.P.(KD) No. 162/2025 என தவறுதலாக உள்ளதாக தெரிவித்து கடிதம் பெறப்பட்டுள்ளது.

எனவே, மேற்படி இணையதள உத்தரவு கடிதத்தில் ஒப்புதல் எண் "L.P/D.T.C.P.(KD) No. 162/2025" என தவறுதலாக உள்ளதினை "L.P/D.T.C.P.(KD) No. 163/2025" என திருத்தி வாசித்துக்கொள்ளுமாறு தெரிவித்துக்கொள்ளப்படுகிறது.

10/08/2026

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
கரூர் மாவட்டம்.

10/08/2026

நகல்

1) திருமதி.S.வேணி,
எண்.15 நெசவாளர் காலனி,
நவாப் தோட்டம்,
திருச்சி மாவட்டம் - 03.

2. வட்டாட்சியர் (தமிழ்நிலம்),
மாவட்ட ஆட்சியர் அலுவலகம்,
கரூர் மாவட்டம்.

3. தலைவர்,
தமிழ்நாடு ரியல் எஸ்டேட் ஒழுங்குமுறை ஆணையம்,
RERA டவர், எண் 133, ஜி.பிளாக்,
1-வது அவென்யூ,
அண்ணா நகர் (கிழக்கு),
சென்னை - 600102

4. உதவி இயக்குநர்,
நில அளவை மற்றும் நிலப் பதிவேடுகள் துறை,
மாவட்ட ஆட்சியர் அலுவலகம்,
கரூர் மாவட்டம்.

5. சார்பதிவாளர்,
உறையூர் சார்பதிவாளர் அலுவலகம்,
கரூர் மாவட்டம்.

Town and Country Planning Department(Planning Permission)

No.9, First Floor,
Lakshmipuram North Street,

ROC No. B4OG3I7X/2025/TCP

Date : 25/11/2025

From:

Joint Director / Deputy Director / Assistant Director

No.9, First Floor,
Lakshmipuram North Street,

To :

The Special Officer/ BDO(VP)
Ratchandarthirumalai Village Panchayat,
Thogaimalai Panchayat Union
Karur District

Sir/ Madam,

Sub : Residential Layout – Assistant Director of town and country planning, Karur District - Comprised S.F.NO. 639/6A1, Ratchandarthirumalai Village Panchayat – Thogaimalai Panchayat Union – Kulithalai Taluk - Karur District - Extent : 1.82 Acre (7400.00 sq.mt) - Concurrence/Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mrs.S.Veni, Karur District.Letter Dated:29.09.2025

2.Director of Town and country planning, Karur ROC No. B4OG3I7X//2025/TCP. (Road pattern issued on dated: 30.10.2025.)

3.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

4.Applicant. Mrs.S.Veni, Karur District. Letter Dated: 01.10.2025 (Local body Gift deed document no. 7190/2025, dated: 07.11.2025).

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:20.11.2025,, (requiring payment of Demand Fee).

14. Applicant Mrs.S.Veni, Karur District, Dated: 24.11.2025, (Payment of Demand 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.E1/8288/2025, Dated. 24.10.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of residential of layout in, S.F.NO. 639/6A1 Ratchandarthirumalai Village Panchayat –
Thogaimalai Panchayat Union – Kulithalai Taluk - Karur District - Extent : 1.82 Acre (7400.00 sq.mt)- Concurrence/Technical Clearance.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 30.10.2025. Further the
applicant Mrs.Veni S, Karur District, has gift deed the road, road splay has been handed over to the Local body Gift deed document no. 7190/2025 dated: 07.11.2025).
Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P/D.T.C.P.(KD) No.162 /2025 and enclosed with 2 set of original maps and gift
deeded documents has been forwarded with it for further action.
Total no of plot allocated – 31 Nos
Local Body Space - 28.60 Sq.m (0.52%)
TANGEDCO Space - 28.68 Sq.m (0.52%)
OSR Area - 557.98Sq.m (10.14%)
Proposed Road Area - 5502.66 Sq.m

2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey
department for information and appropriate action

4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions
1.a) With reference to the 5th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for
providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning
authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local
body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by
constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2.With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-
division in favour concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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
requested to follow the protocols as per instruction given by TNRERA.

4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny
fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees -09
Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No.12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title
to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with
the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing to purchase the property must individually assert ownership of the property to the
applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country
Planning Department is not the right organization to decide this.
6.As per TNCDBR-2019 the following fee and charges are collected as follows:

Enclosure
Layout original map and Condition – 2 sets and
Gift deed Local Body Document No. 7190/2025 dated: 07.11.2025)

Copy to:-

1. Mrs. Veni S,
No 15,Nesavalar colony east,
Navabthottam,620003 Tiruchirappalli Town.

2. Tamil Nadu Real Estate Regulatory Authority, (TNRERA)
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008- 1 set.

3. The Sub Register,
Uraiyur Sub Register office,
Thirichirappalli District.

4. Assistant Director,
Survey Land and Records,
Collectorate Office Campus, Karur District.
Email id:adsurkar@nic.in

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11100	29/09/2025
2	OSR Fee		
3	Centage Charges	12600.00	24/11/2025
4	Development Charges	14800.00	24/11/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16800.00	24/11/2025

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

Karur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Assistant Director
Location:Karur
Date:2025.11.25 11:19:23

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.