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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 10/7/24 7:52 PM

From:

Village Panchayat

KARUVALUR PANCHAYAT OFFICE, KARUVALUR POST, AVINASHI

To :

Thiru.T.N.Durai,
S/o. Nachimuthu,
8/421 B-C, Annapoorna Layout Extn,
Gandhi Nagar (po),
Tiruppur- 641603

Online Application Number: UOJKK3GF

Sir/ Madam,

Sub :

Residential- Sub-Division- Tiruppur District- Avinashi Taluk- Karuvalur Village and Panchayat- S.F.No's: 75/1B3, 75/2B2 and 76/2B1- Extent of 1416.10 sqm (0.35 Acre) - Final Approval Issued - Reg

Ref :

1) Application Reference No. UOJKK3GF Received through Single Window Portal from Thiru.T.N.Durai, Dated: 27.01.2024
2) Road Pattern Plan Approved by the District Town and Country Planning Office, Tiruppur, Dated: 10.02.2024
3) Payment Details of OSR Charges and Centage Charges received from the applicant respectively on 12.02.2024 and 13.02.2024
4) Technical Clearance Issued from the Town and Country Planning Department (Planning Permission) ROC No: UOJKK3GF/2024/TCP Letter Dated: 16.02.2024
5) Payment Details of Local Body Demand fees such as Layout Approval Fees, Layout Inspection Fees received from the applicant respectively on 15.04.2024
6) Payment Details of Land Use Conversion Charges received from the applicant respectively on 29.04.2024

Body:

The application seeking Final Approval for the reference 4th cited above, Town and Country Planning Department (Planning Permission) ROC No: UOJKK3GF/2024/TCP Letter Dated: 16.02.2024. Residential-Sub-Division- Tiruppur District- Avinashi Taluk- Karuvalur Village and Panchayat- S.F.No's: 75/1B3, 75/2B2 and 76/2B1- Extent of 1416.10 sqm (0.35 Acre) was processed as per the prevailing rules and reference 5th & 6th cited above, after conducting Site Inspection the applicant was directed to pay the following fees by generating Online Demand Fees & E-challan Land Use Conversion Charges

1.Layout Approval Fees + Layout Inspection Fees = Rs.29,750 + Rs.1,000 = Rs.30,750/-

2.Land Use Conversion Charges payment through E-Challan = Rs.38,450/-

On receipt of payment of Layout Approval Fees, Layout Inspection Fees Dated: 15.04.2024 & Land Use Conversion Charges through E-Challan (Challan No. 20240429008027) Dated: 29.04.2024 vide reference 5th & 6th cited above, in order the Final Approval of Residential Sub-Division is Issued.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.10.07 19:52:36

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.