Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 03/2024-2025 Date: 12/27/24 3:58 PM

From:

Village Panchayat

Panchayat Office, Mochakodmpalayam, Andankoil West (Post), Karur-639008.

To :

Mr. Elango,
S/o Palaniyappan,
No.59/4, Sri Thangavel Nagar,
Andankovil East Village, Manmangalam Taluk, Karur-639002.

Online Application Number: 4EFYH68P

Sir/ Madam,

Sub :

Residential Layout – Office of Andankoil West Village Panchayat / Village Karur District, Manmangalam Taluk, S.F.No.532/4 Extent of Acre 0.6425 (2600.00 Sq.m) - Technical clearance/Concurrence/Planning permission issued Final order for further action - Reg.

Ref :

1. Applicant Mr.Elango, Karur, Letter, Dated: 14.12.2024.
2. Assistant Director of Town and country planning, Karur ROC No. 4EFYH68P/2024/TCP. (Road pattern issued on dated: 19.12.2024.)
3. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.
4. Applicant. Mr.Elango, Karur, Letter Dated: 23.12.2024. (Local body Gift deed document no. 9161/2024, Dated : 21.12.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban .Development Department, Dated: 09.12.2020
9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
12.Demand payment Request Letter, Dated:23.12.2024. (requiring payment of OSR and Centage Fee).
13.Applicant Mr.Elango, Karur, Letter, Dated: 23.12.2024. (Payment of OSR and Centage Fee)
14.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
15. G.O (2pa) No ; 404, Housing and urban development (UD-4(CLU-1) department, dated: 28.10.2024.
16.Andankovil West Panchayat Resolution No.945/2024-2025, dt. 26.12.2024

Body:

The application seeking technical clearance/ concurrence/Planning Permission for the proposed formation of Residential layout Application (Reference No. 4EFYH68P/2024/TCP) to an extent of Acre 0.6425 (2600.00 Sq.m) in the land bearing S.F.No.532/4 at Andankoil West Village of Manmangalam Taluk of Karur District, 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. 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 onlyafter registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.
The payment of charges shall be made under the Collected head of account.

தமிழ்நாடு அரசு
வாய்மையே வெல்லும்



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate