

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 02/2025-2026
(LAYOUT)

Date: 3/6/26 8:06 PM

From:

Village Panchayat

Sundakkampalayam

To :

Thiru. T.S.Sivakumar
1/152 Sokkanur,
Thottipalayam,
Tiruppur North Taluk,
Tiruppur-638103

Online Application Number:

WIDMQBF2

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office – Tiruppur District – S.F.No. 23/5 of Sundakkampalayam Village and Panchayat of Uthukuli taluk of Tiruppur district –9960.00 sqm (2.46 Acres) Extent- Final Approval issued - Reg.

Ref :

1. Application Reference No. WIDMQBF2 Received through Single Window Portal from Thiru. T.S. Sivakumar, Dated: 30.11.2024.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 13.01.2025.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis. E2/10755/2024, Dated.13.01.2025 of Joint Director, Agri Department, Tiruppur District.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document no.236/2025 dated 21.01.2025 and 237/2025 dated 21.01.2025 Uploaded by the Thiru.T.S. Sivakumar
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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, Department of Housing and Urban Development, Dated:09.12.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.

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 Charges Such as OSR Charges and Centage charges Respectively dated 13.01.2025 and 19.03.2025.
15. Payment details of OSR Charges and Centage & Development charges received from the applicant Respectively dated 18.03.2025 and 21.03.2025.
16. Letter Roc No 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
17. Joint Director / Deputy Director / Assistant Director District Town and Country Planning office Tiruppur –Technical clearance Roc WIDMQBF2/2025/TCP Date : 26/03/2025
18. Work quality certificate from Assitant Engineer (RD Uthukkuli Panchayat Union
19. Sundakkampalayam Panchayat union Resolution No 74 /2025 Dated 08.12.2025
20. Demand Fees Payment Receipt Transaction ID 11000352556485 Receipt Number 2026030538380 Date 05.03.2026 and Land Use Conversion Charges E-Challan Number 20260228002863

Body:

ORDER: -

The application For Final approval of housing layout to an extent of 9960.00 sqm (2.46 Acres) in Sundakkampalayam Village and Panchayat of S.F.No. 23/5 was forwarded from the Tiruppur Assistant Director Town and country Planning office After issuing of Technical Clearance vide reference no 17 th cited above After verifying all therecords and conducting site inspection the applicant was directed to undergo the infrastructure work in the layout for Road formation and Sewage waste water drainage construction Rather than paying the estimated fees the applicant proposed to self - develop the necessary unfrastructure developments need for the layout On receipt of the development charges collected vide reference no 20 cited above and with resolution passed in the village panchayat council vide reference no 19 cited above , the final approval is issued to the applicant Thiru. T.S.Sivakumar 1/152 Sokkanur, Thottipalayam, Tiruppur North Taluk,Tiruppur-638103 and the following conditions The Fees Collected from the Applicant vide Reference No 20 cited above

DevelopmentCharge:	Rs.194581. .
(Layout Approval Fee (Total Sq.f 77060.46 X Rs2 = Rs 154121	
Layout inspection and Fee	= Rs 7460
Other than planning area 33 plot X Rs1000	= Rs 33000
Total	= Rs 194581
Land use conversion Fees	= Rs 514601
(3% of Market value)	

Conditions

1. The final approval is issued under the conditions listed in the Technical Clearance order issued by Assistant Director Town and Country Planning office,Tiruppur.
2. In case if the fees collected is found to be less by the Superior Officers or raised a query in Audit, it is the liability of the applicant hence the applicant has to pay the fees described within 7 days from the date of notice.
3. All the plot holders in the layout have to get appropriate building plan approval before starting any development for housing.
4. This final approval is considered void if any of the rules is found to be breached.

The Special Officer / Block development officer (VP)

Copy to:

1. Assistant Director Directo First Floor, Kumaran Commercial Complex,
Near Railway Station, Tiruppur-641601
2. Block development officer (VP) Uthukuli Block
- 3 The Tahsildar (TamilNilam), District Collector Office, Tiruppur District.
- 4 The Chairman,
Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.
5. The Assistant Director,
Department of Survey and Land Records, Collectorate Office,
Tiruppur District.
6. The Sub-Registrar,
Kunnathur Sub Registrar Office, Tiruppur District.



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2026.03.06 20:06:34



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.

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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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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