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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 313/2025 **Date:** 8/6/25 5:04 PM

From:

Executive officer

Uthukuli Town Panchayat, 54 Vandipettai, Uthukuli R.S Tiruppur District 638752

To :

Thiru.Sundararajan V G and Two Others,
259 Perumal Kovil Street,
Kulavikaradu,
Gobichettipalayam, Pariyur,
Erode-638476

Online Application Number: 5HDS43TB

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No-5HDS43TB /2025/TCP– Tiruppur District, Uthukuli Taluk, Uthukuli Town Panchayat , Tiruppur District, Punjai Uthukuli Village S.F.No.55/3B1D– Extend of 0.85 Acre (3441.00 sqm) – Technical Clearance Issued - Final Approval - Reg

Ref :

1. Town and Country Planning Department Letter Roc No. 5HDS43TB /2025/TCP Dt.11/04/2025
2. Uthukuli Town Panchayat Resolution No.62/2025, Dated:24.06.2025.

Body:

With Reference to the Town and Country Planning Deputy Director Letter No. 5HDS43TB /2025/TCP Dt.11/04/2025 to develop 0.85 acres (OR) 3441.00 sqmt of land in Uthukuli Town Panchayat, Uthukuli Taluk, Tiruppur District Technical approval has been granted by Joint Director / Deputy Director / Assistant Director (i/c) of Tiruppur District Town and Country Planning SWP/DTCP/Tiruppur/Layout NO.62/2025 Date-11.04.2025. As per this Town Panchayat Council Resolution No. 62/2025. Dt.24.06.2025, the final approval proposal was approved.

The BT road and Drainage works in the said plot have been carried out by the Applicants and have been inspected they are in good condition. Charges total amount Rs.606869/-

include the land use conversion fee Rs.112000/- mentioned in Town and Country Planning Department

technical permission letter 3% of the market value of land was paid. So that, the final approval is issued to

the mentioned layout subject to the following Conditions.

Conditions:

1. Technical permission for residential layout is granted subject to special conditions, layout conditions and

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruppur
Date:2025.08.06 17:05:00

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.