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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2025-2026

Date: 10/8/25 12:57 PM

From:

Village Panchayat

Sinnagoundenvalasu

To :

Tmt.S.Roobavathy and
Thiru.M.Somu
35.Iyyar Thoppu
OdathalamPathi,
Shinnegoundenvalasu,
Vallipuram
Uthukuli
Tiruppur 638103

Online Application Number: UFSXG0UU

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office – Tiruppur DistricUthukuli Taluk/Panchayat Union - Sinnegoundenvalasu Village Panchayat,
S.F.No. 139/2A1 – Extent:6850.00Sqm (1.69 Acres) – Final Approval issued - - Reg.

Ref :

1. Application Reference No. UFSXG0UU Dated28.05.2025, Received through Single Window Portal from Tmt.S.Roobavathy and Thiru.M.Somu
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated 20.06.2025
3. G.O. No.79, Housing and Urban Development Department, Dated 04.05.2017.
4. Letter No.K.Dis. E2 / 3914/ 2025, Dated. 22.05.2025 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.2976 / 2025, Dated 27.06.2025 uploaded by the Tmt.S.Roobavathy and Thiru.M.Somu
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 Cent age charges respectively dated 20.06.2025 and 14.08.2025
15. Payment details of OSR Charges and Cent age & Development charges received from the applicant respectively dated 14.08.2025 and 23.08.2025
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of 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 NO UFSXG0UU/2025/TCP Date : 25.08.2025
18. Work quality certificate from Assistant Engineer (R.D), Uthukuli panchayat union
19. Sinnagoundenvalasu Panchayat council Resolution No 51/2025 Dated 03.10.2025
20. Demand Fees Payment Receipt Transaction ID 11000305105026 ReciptNumber 2025100446454 Dated 04.10.2025 and Land Use Conversion Charges E-challanNumber.20250930000841, Dated 04.10.2025 .

Body:

ORDER: -

The application for final approval of housing layout with an extent of 6850.00 Sq.m (1.69 Acres) in Sinnagoundenvalasu Panchayat Village of S.F.No. 139/2A1 was forwarded from the Tiruppur Assistant Director Town and Country Planning office after issuing of Technical Clearance vide reference no 17th cited above, After verifying all the records 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 infrastructure 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 Tmt.S.Roobavathy and Thiru.M.Somu,35.IyyarThoppu,OdathalamPathi,Shinnegoundenvalasu, Vallipuram(Po) Uthukuli Tiruppur 638103and following conditions.

The Fees Collected from the Applicant vide Reference No 20 cited above Development Charge:Rs.115182.00

(Layout Approval Fee (Total Sq.m 54291 X Rs2= Rs 108582
Layout inspection and Fee = Rs 6600
Total = Rs 115182)

Land use conversion Fees= Rs367799 (3% of Market value) and Non Planning Area charges 36 Plots X Rs 1000)

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)

Sinnagoundenvalasu Panchayat, Uthukuli Block

Copy to:
1. Block development officer (VP) Uthukuli Block
2. The Tahsildar (TamilNilam), District Collector Office, Tiruppur District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.

4.The Assistant Director,
Department of Survey and Land Records, Collectorate Office,
Tiruppur District.

5. The Sub-Registrar,
Kunnathur Sub Registrar Office, Tiruppur District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.10.08 12:57:07

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.