

RE

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Layout Application - Final Approval Letter



Roc No: 01/2025

Date: 7/16/25 5:00 PM

From:

Village Panchayat

Singerapatti

To :

R Ragupathi S/o Rajendiran,
2/257, Karakuppam village,
Emakkal Natham Post,
Salinayanapalli.

Online Application Number:

DEEO3N0M

Sir/ Madam,

Sub :

Residential Layout - Krishnagiri District - Uthangarai Panchayat Union – Singerapettai Panchayat - Final Layout approved to an extent of 8773.00 Sq.m in the Land Bearing S.F No.44/2A1, 2A2 and 2A3A - 1 to 45 Residential Plots - Technical Clearance issued by Town and Country Planning Department - Final Approval issued - Reg.

Ref :

- 1.Applicant Mr.R.Ragupathi S/o Rajendiran - Online Application No. DEEO3N0M, Dated: 23.05.2025
- 2.G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 3.G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 4.Government Letter No. 19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017
- 5.Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
- 6.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.
- 7.Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
- 8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
- 9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
- 10.Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
- 11.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country

Planning, Chennai (Circular)

12.Letter Roc.No. E1/7458/2024 Dated: 26.09.2024 of Joint Director of Agriculture Department, Krishnagiri District.

13.Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)

14.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

15.Deputy Director, Town and Country Planning, Krishnagiri District Roc.No. DEEO3N0M/2025/TCP Dated: 24.05.2025

16.Payment of local body Layout Approval Demand fees received from the applicant on 28.06.2025

Body:

Based on the application received vide ref 1-st cited above, and technical approval accorded vide ref 15th cited above, final approval is hereby issued for the layout to an extent of 8773.00 Sq.M having 1 to 45 Residential Plots in the land Bearing S.F No.44/2A1, 2A2 and 2A3A in Singarapettai Village Panchayat of Uthangarai Union and Taluk. The Number assigned for this layout approval is SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO: 91/2025.

The Applicant should abide to the following terms and Conditions.

Conditions:

- 1.The Conditions mentioned in the ref 15th cited above should be followed scrupulously.
- 2.The BT Roads provided in the layout should remain same in existing condition and should not be altered.
- 3.The area of the Plots in the approved layout map should not be altered without the approval of the competent authority.
- 4.The Plots approved in the layout should be used only for the Construction of Residential houses.
- 5.The Applicant should pay the amount if any pointed out in the audit.
- 6.Building Plan Approval Application should be accompanied by a copy of this layout approval map.
- 7.The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the approval of land layout and Planning Permission.
- 8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes inland ownership.
- 9.Construction of high voltage / low voltage power lines for the plot to the plots to be sold by the Applicant through the reserved area of Public or Open Space Handed over to the local body is not permitted. It is also informed that any violation of the above conditions will result in the cancellation of this Layout Approval.

Copy to :

- 1.The Deputy Director, Town and Country Planning Department, Krishnagiri District.
- 2.The Thasildhar, Uthangarai.
- 3.Uthangarai Sub-Registrar, Krishnagiri District.
- 4.Submitted to the Perusal of Assistant Director of Rural Development (Panchayat), Collectorate, Krishnagiri.
- 5.The Assistant Director, Department of Land Survey and Records, Krishnagiri District.
- 6.Block Development Officer (VP), Uthangarai Panchayat Union, Krishnagiri.
- 7.Panchayat Secretary, Singarapettai Panchayat Office, Uthangarai Panchayat Union.

Village

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](#)



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
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