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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025/Uddanapalli

Date: 9/19/25 7:24 PM

From:

Village Panchayat

Uddanapalli

To :

M/s. Roja projects LLP,
Mr Pawan kumar gupta,
Mr M M Yuvaraj,
Mr M Y Santhosh,
D no.799, 19th Main road,
2nd sector, V K Paradise,
HSR Layout, Bangalore – 560102.

Online Application Number: P1S34ILS

Sir/ Madam,

Sub :

Residential Layout - Krishnagiri District - Shoolagiri Panchayat Union – Uddanapalli Panchayat/Village - Acknowledging and Approving - Comprised in S.F.No.1030/1A1, 1032/1A, 1032/1B, 1032/2A, 1033/1B,1033/2, 1033/3, 1036/6, 1036/7B, 1036/8, 1036/9, 1036/10A, 1036/14A and 1036/16A –Site Extent – 61375.00 Sq.m. (15.17 Acres) – 181 (E.W.S. including Plots) Residential Plots - Technical Clearance issued by Town and Country Planning Department - Final Approval issued - Reg.

Ref :

1. Applicant M/s. Roja projects LLP, Mr Pawan kumar gupta, Mr M M Yuvaraj, Mr M Y Santhosh - Online Application No. P1S34ILS/2025/TCP, Dated: 08.09.2025.
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,
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country

Planning, Chennai (Circular)

Body:

Order,

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 61375.00 Sq.m. (15.17 Acres) Laving 181 (E.W.S. including Plots) Residential Plots in the land Bearing S.F.No.1030/1A1, 1032/1A, 1032/1B, 1032/2A, 1033/1B,1033/2, 1033/3, 1036/6, 1036/7B, 1036/8, 1036/9, 1036/10A, 1036/14A and 1036/16A in Uddanapalli Village and Panchayat (Uddanapalli Revenue Village) of Shoolagiri Union and Taluk. The Number assigned for this layout approval is SWP / DTCP/ KRISHNAGIRI / LAYOUT APPROVAL NO: 01/2025. 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 CC 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.

6. Panchayat Secretary, Uddanapalli Panchayat Office, Shoolagiri Panchayat Union.

Village

Signature valid

Signed by: Village Panchayat President
Location:Krishnagiri
Date:2025.09.19 19:24:12

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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