

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter

Roc No: N96K28HZ/2025/A3

Date: 9/12/25 6:13 PM

From:

Executive officer

210 Town Panchayat Road, Uthangarai po& Tk. Krishnagiri Dt

To :

1)Mrs.Bharathi W/o Govindaraj 2) mrs.Mohana W/o Bashkar
DNo 3/22 Pachal Durai Nagar. Tirupathur

Online Application Number:

N96K28HZ

Sir/ Madam,

Sub :

Layout Permission- Uthangarai Selection grade town Panchayat - Sunnalampatti village SF No 7/1B2A and 7/1B2A total Extension 19712.00 Sq.m or 4.86 Acres- 99 plots final Layout permission action-Reg

Ref :

- 1) 1 Mrs.Bharathi W/o Govindaraj 2) mrs.Mohana W/o Bashkar (Online) Application No. N96K28HZ/2025/TCP, Dated: 28/05/2025
- 2 Proceeding of Krishnagiri District Deputy Director of Town and Country Planning RocNo. N96K28HZ/2025/TCP Dt:28/05/2025
- 3 Gift deed to Uthangarai Town Panchayat as Register No.3826/2025, Dt:26.05.2025 at Uthangarai Register Office
- 4 Uthangarai Town Panchayat Resolution Date:04.09.2025
- 5 Other Relating Documents.

Body:

Order

Krishnagiri District Uthangarai Taluk Uthangarai Selection Grade Town Panchayat Ward No 13 Indira Nagar South Sunnalampatti SF Nos SF No 7/1B2A and 7/1B2A Extent of site 19712 sq m total Plots 99 The Applicant sought permission from the Town Panchayat set up a plot in the area M/s 1)Mrs.Bharathi W/o Govindaraj 2) mrs.Mohana W/o Bashkar DNo 3/22 Pachal Durai Nagar. Tirupathur There online) Application No

Deputy Director of Urban Development, District Urban Development Office, Krishnagiri they were

informed to hand over the land belonging to the Town panchayat through the settlement documents/

Documents have been handed over to the Town Panchayat Based on that in the letter of Deputy Director

of Krishnagiri Urban development Ward No 13 Indira Nagar South Sunnalampatti SF Nos SF No

7/1B2A and 7/1B2A Extent of Site 19712 sqm 99 plots Technical Approval No No. N96K28HZ/2025/TCP,

Dated: 28/05/2025 has been given for dividing the plot into 99 plots in the area. and the road and public

allotment have been handed over to the Uthangarai town Panchayat in this plot. Council Resoulution

Dated 04.09.2025 to grant final Approval for subdivision. Accordingly the petitioner was directed to pay

the appropriate fees. A fe hasbeen charged to the Town Panchayat accordingly

Conditions . Therefore , final approval is decrease for the plot subject to the following conditions for which

the above technical and final approval has been given.

1. Fianl approval is granted subject to special conditions and plot conditions as found in Annexure

2. Any land owned by the Municipal Corporation and other Government Departments shall not be

include in

3. Owners shall act in accordance with the instructions given by the Executive Officer from time to time.

4. To maintain constructed roads and storm water drains at his own expense for five years.

5. In case of any changes made in this plot or sub-division of plots, proper permission should be obtained

the Director of Urban Development without any prior notice.

20. A copy of the plot map shall be provided by the petitioner to each purchaser of the plot in the approved plot.

Executive officer



Signature valid

*Signed by: Executive Officer
Location: Krishnagiri
Date: 2025.09.12 18:13:45*



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

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

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

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

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