Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 356/2024 Date: 6/9/25 12:53 PM

From:

Executive officer

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

To :

Thiru.P.K.Durasamy,
72,MudhaliThottam,
Veerappanchathiram,
Erode– 638004

Online Application Number: WXN7QFUL

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Roc No-WXN7QFUL /2023/TCP– Tiruppur District, Uthukuli Taluk, Uthukuli Town Panchayat , Tiruppur District, Uthukuli Village Re.S.F.No183/1B2B2A– Extend of 1.72 Acre (6964.00 sqm) – Technical Clearance Issued - Final Approval - Reg.

Ref :

1.Town and Country Planning Department Letter Roc No.WXN7QFUL /2023/TCP Dt.18/10/2023
2.Uthukuli Town Panchayat Resolution No.46/2025, Dated:27.05.2025.

Body:

With Reference to the Town and Country Planning Deputy Director Letter No. WXN7QFUL /2023/TCP Dt.18/10/2023 to develop 1.72 acres (OR) 6964.00 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.273/2023 Date-18.10.2023. As per this Town Panchayat Council Resolution No. 46/2025. Dt.27.05.2025, 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.1329121/- include

the land use conversion fee Rs.337320/- and as mentioned in Town and Country Planning Department technical permission letter 3% of the market value of land and Security Deposit Rs.200000/-as per Challan No.186/2025-2026 dated 09.06.2025 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 conditions as seen in the map.
2. Any land owned by the Town Panchayat and other government departments shall not be included in this layout.
3. The landlords must act on the instructions given by the Executive Officer.
4. In case the actual paid layout approval fee amounts are found to be less or objected in audit, the difference amount should be paid along with it.
5. Any change in this layout or sub-division of layout shall require proper approval from the concerned officer.
6. Assistant Director of Tiruppur Town and Country Planning vide layout plan SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO.273/2023, dated on 18.10.2023 Plots should be sold only as notified on 18.10.2023.
7. There should be no encroachment on the roads, corner curbs and public places entrusted to the Town Panchayat as per the Uthukuli Register office Gift deed documents.
8. The public utility areas should be handed over to the Town Panchayat by the layout owners after erecting wire fences and handing over the Patta to the Town Panchayat.
9. The low voltage line running between the plots should be replaced along the road at their own cost.
10. It is hereby informed that this warranty shall be automatically void if any court cases and any issues are involved in this layout later on.
11. All conditions of Tiruppur Town and Country Planning Department attached hereto are applicable. If the plots are sold in violation of the conditions, the layout permission issued by this authority will be canceled without any prior notice.
12. Vacant land tax shall be paid by the Applicants to the Town Panchayat every 6 months until the plots are sold.

Executive officer

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.