Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 405/2025/A1 **Date:** 2/26/26 1:57 PM

From:

Executive officer

Ward No.12, Sivagangai Paramakudi Road, Ilayangudi - 630 702,
Sivagangai District

To :

R Thahir Zaman and two others, 11, Umar Pulavar Street, Ilayangudi.

Online Application Number: FND1XU2M

Sir/ Madam,

Sub :

Regarding granting final approval for the Layout land Survey No.39/1A1 measuring 8200 square meters in the North Ilayangudi Group, Ilayangudi Selection Grade Town Panchayat, Sivaganga District.

Ref :

Applicants Mr.R Thahir Zaman and two others .Letter No.FND1XU2M/2025, Dated: 02.04.2025

Body:

Sivaganga District, Ilayankudi Selection Grade Town Panchayat, North Ilayankudi Group, Survey No. 39/1A1, 33 plots, area 8200 sq m, situated on arable land, the land is divided into several plots. In the area of the subdivision, the Housing and Urban Development Department vide Government Order No. 138 dated 04.06.2004 and Government Order No. 79 dated 04.05.2017 and the Sivaganga Urban Planning Department Zonal Sub-Divisional Director's letter No. FND1XU2M/2025/TCP, dated 19.06.2025 has been approved in principle. The above land has been allotted to Ilayankudi. Based on the application number applied by Mr. R Thahir Zaman and two Others through the website. To give final approval as per the resolution of the Ilayangudi Town Panchayat Council No. 101 dated 15.07.2025 The Urban Council has passed a resolution. Accordingly, the final approval of the Land Department is given for 33 plots and plots measuring 8200 square meters in North Ilayangudi Group Survey No. 39/1A1, Sivaganga District.

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

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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.