

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 1

Date: 10/10/24 6:31 PM

From:

Village Panchayat

KANDADEVI

To :

Mr.Kannan
6/17A, Ilakinivayal
Devakottai, Sivgangai -625017

Online Application Number:

733M11QK

Sir/ Madam,

Sub :

Residential layout - Sivagangai District - Devakottai Panchayat Union - Kandadevi Panchayat - Ilakinivayal Village - S.NO:43/2 Extent of 3800.00 Sqm (0.94Acre) - layout Final Approval - Reg

Ref :

Applicant Mr.Kannan, Date:12.08.2024

Body:

Residential Layout - Office of the Assistant Director (FAC) of Town and Country Planning, Sivagangai District, Devakottai Taluk, Devakottai Panchayat union, Kandadevi Panchayat, Ilakinivayal Village S.No:43/2 Extent of 3800.00Sqm (0.94 Acre) Town and Country Planning, Sivagangai, ROCNo.733M11QK/2024 /2024/TCP Date:20.09.2024. According to the Procedures of the Deputy Director of Urban Development Deporment As seen in view 1.The Petitioner Cash handed Over the Roads Constructed in the Plot and the areas Reserved for local Government use and power utility use to the Ilakinivayal Village Kandadevi Panchayat Through the Deed of Donation Registered as Nos. Also as seen in View 2. Deputy Director of Urban Planning his Plot LP(SWV) R DTCP / SIVAGANGAI LAYOUT Plot Survey Fees Rs.10490/- (Rupees Ten Thousand Four Hundred and Ninety Only) and Rs.31500/- (Rupees Thirty One thousand Five Hundred Only) Amunting to 3% of the land Value as Lan use Change Fees has been paid to Kandadevi Panchayat

Therefore, Deputy Director of Urban Development Letter ROC No:733M11QK/2024 /2024/TCP
Date:20.09.2024 Subject to the Contitions Stated in Survey No;43/2 - the Final Approval of the Sub
Division is Given for the Pounded Plots. It also Reported that the panchayat Cash no Objection to the
Registration of the above Plots. Link Map and Contitions
Mrs.Sundaravalli Murugan
President Kandadevi panchayat.

Village



Signature valid

Signed by: Village Panchayat President
Location: Sivagangai
Date: 2024.10.10 18:31:21



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
3/350/2 Mettukuppam,
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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.

