

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 03/2024-2025

Date: 8/16/24 1:40 PM

From:

Village Panchayat

THANAVAYAL

To :

Mrs. R.Gowri W/o Ravi
TVK Street, Thikagar nagar
Subramaniapuram vadakku,
Sekkalaikottai, Karaikudi.
Sivagangai. 630002

Online Application Number:

FZ8TE9EG

Sir/ Madam,

Sub :

DTCP - Application received for the approval of layout - Comprised in S.No.264/72B, 267/1B2, 267/1C1 of Sivagangai District - Devakottai Taluk, Devakottai Panchayat Union, Thanavayal Panchayat & Perattukkottai village - Excent 9512 Sq.M (2.35 acre) - Technical clearance issued - forwarded for further action - Reg.

Ref :

Applicant Mrs. Gowri online application No. FZ8TE9EG/2024 Dated 08.02.2024

Body:

Residential Layout-Office of the Assistant Director (FAC) of Town and Country Planning ,Sivagangai District-Devakottai Taluk-Devakottai Panchayat Union -Thanavayal Village -S.No.264/72B, 267/1B2, 267/1C1 of Sivagangai District - Devakottai Taluk, Devakottai Panchayat Union, Thanavayal Panchayat & Perattukkottai village - Excent 9512 Sq.M (2.35 acre) - Aanantham Nagar, Town and Country Planning,Sivagangai ROC No:03/2024-2025-Date 03.07.2024 According to the Procedures of the Deputy Director of Urban Devalopment Departmet as seen View 1,the Petitioner has handed over the roads Constructed in the Plot and the areas reserved for Local Government use and power utility use to the Thanavayal Village,Thanavayal Panchayat throughthe deed of donation Registered As Nos. Also as seen in View 2.Deputy Director of Urban Planning his Plot L.P (SWP)/DTCP/SIVAGANGAI LAYOUT Plot

Survey fee Rs.(89,500)-(Rupees Eighty nine Thousand and Five Hundred Only) Amounting to 3% of the Land Value as Land Use Chance fee has been paid to Thanavayal Panchayat Therefore,Deputy Director of Urban Devalopment letter ROC No.03/FZ8TE9EG/2024 Dated 03.07.2024 Subject to the Conditions Stated in Survey No.264/72B, 267/1B2, 267/1C1-the Final approval of the subdivision is given for the bounded Plots .It also reported that the Panchayat has No Objection to the Registration of the above Plots.Link Map and Conditions.

Village



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

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