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: B4/02559/2025

Date: 12/18/25 1:48 PM

From:

Village Panchayat

KANDAVARAYANPATTI

To :

C.Ravichandran,
2-5-7,Ganesh Nagar,
Thirupattur Town,
Sivagangai Dist-630211.

Online Application Number: 3U85ZCQY

Sir/ Madam,

Sub :

Application received for the approval of Residential Layout - Sivagangai District – Thirupathur Taluk – Thirupathur panchayat Union - Kandavarayanpatti Panchayat and Paiyur Village- S.no: 110/1A,3A measuring 9656.00sqm (2.38 Acres) - Final Approval issued – Reg.

Ref :

1.Applicants Revised layout proposal received through online vide reference No. 3U85ZCQY, Dated: 12.12.2024.
3.Joint Director Agriculture department, Letter No Thi1/3443/2024(1), Dated : 21.10.2024.
2.District Town and country planning Office, Sivagangai District Letter . (Road pattern issued on dated:18.03.2025).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicant Thiru.C.Ravichandran, Letter, Dated:21.03.2025 .(Local Body Gift deed document no : 1236/2025, dated: 19.03.2025,TANGEDCO Gift deed document no. 1234/2025, dated: 19.03.2025.
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14.Demand payment Request Letter, Dated:21.3.2025 (requiring payment of Centage Fee, OSR Guideline Value Fee and
Flag Day Fund).
15.Applicants Thiru.C.Ravichandran, Letter, Dated: 21.3.2025.(Payment of Centage Fee, OSR Guideline Value Fee andFlag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. G.O .(MS) No : 180 Rural Development and PanchayatRaj (PR.II 2) Department Dated : 05.12.2024.
18. Rural Development and Panchayat Raj Depaarment Circular Rc.No.4870/2024/PRI.MIS-1 Dated : 16.05.2025.
19. Demand payment Request Letter ROC No.- 3U85ZCQY , Dated: 12.12.2025 (requiring payment of all Fee).
20. Applicants Thiru.C.Ravichandran, Online Application 3U85ZCQY, letter dated: 12.12.2025 (Payment of all Fee).

Body:

In Paiyur Village of Kandavarayanpatti Panchayat under the Tiruppathur Panchayat Union in Sivagangai District, action was taken in accordance with the Government Orders shown in View 2 and 3 for a residential layout comprising 47 house plots in Survey No : 110/1A,3A measuring 9656.00sqm (2.38 Acres). The residential layout map, shown in View 2, was approved under the proceedings of the Deputy Director of Town and Country Planning, Sivagangai Region, dated 24/03/2025,bearing the reference number SWP : 3U85ZCQY/2025/TCP.Furthermore, the areas to be donated to the Panchayat have been registered and handed over in the name of the Panchayat, as seen on the day of inspection. As per the letter shown in View 19, a resolution has been passed to collect the applicable charges and grant approval. Based on this, the land use conversion fee has been remitted under the appropriate government head, as stated in the letter from the Deputy Director of Town and Country Planning, Sivagangai, and the corresponding challan is shown in View 6. Therefore, subject to the special conditions mentioned in the letter from the Deputy Director of Town and Country Planning, Sivagangai, as seen in View 2, and the terms and conditions enclosed herewith, final layout approval is hereby granted and permission is accorded for this residential layout.

Special Conditions:

1. In the layout approved by the Office of the Deputy Director of Town and Country Planning, Sivagangai, no changes shall be made without the approval of the local body. If violated, the approval will be cancelled

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2025.12.18 13:48:20

Village

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.