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: 97/2025/A4 Date: 4/21/25 3:13 PM

From:

Executive officer

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

To :

Nasrin Barzana, 15A/10, Mandhikelavan Street, Ilayangudi

Online Application Number: RXFPO5WJ

Sir/ Madam,

Sub :

Granting of plot approval for 27 plots in Sivaganga District North Ilayangudi Group Survey No. 58/1B, 7B, 8B plot.

Ref :

1. Application of Mrs. Nasrin Barsana, 15A/10, Mandhikizhavan Street, Ilayangudi received through the Office of the Director of Town and Country Planning online RXFPO5WJ/2024/TCP

Body:

Sivaganga District Ilayankudi Selection Level Town Panchayat North Ilayankudi Group, North Ilayankudi Village, Survey No. 58/1B, 58/7B, 58/8Bl, measuring 3650 sq.m., is divided into several plots.In the area of the plot, as per the Housing and Urban Development Ordinance No. 138 dated 04.06.2004 and Ordinance No. 79 dated 04.05.2017 and the guidelines of the Commissioner of Urban Planning, Chennai City As per the protocol letter No. 320/2022/TCP3, dated 07.01.2022 and letter No. 13686/2017/LA1. Dated 08.09.2017, the Sivaganga Zone Urban Planning Department has also been regularized and approved in principle as per the letter No. RXFPo5WJ, dated 05.02.2025. Mrs. Nasrin Barsana, Mr. Rafiq Raja have applied for the above land parcel through the website. The road formed by the petitioner for the land parcel located at Survey No. 58/1B, 58/7B and 58/8B has been donated to the Executive Officer of the Town Panchayat as per Tamil Nadu Government Document No. 1914/2024, dated 23.10.2024. Therefore, final approval is given for the subdivision of 27 plots with an

area of 3650 sq.m. as per the Town Panchayat Council Resolution No. 97, dated 25.03.2025, bearing Survey No. 58/1B, 58/7B and 58/5B.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Sivagangai
Date:2025.04.21 15:13:17

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.