

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Layout Application - Final Approval Letter



Roc No: 02/2025-26

Date: 7/14/25 3:43 PM

From:

Village Panchayat

THOOTHAI

To :

Mr. T. Karthik Raja,
Door No. 1/28, Avrankadu,
Vellikurichi,
Manamadurai Taluk,
Sivagangai-630611

Online Application Number:

W9DXQYS0

Sir/ Madam,

Sub :

Land Division - Sivagangai Town Planning Office - Sivaganga Local Planning Group Area-Approval of Layout Plan – Proposal for Residential Plots in Survey Nos. 89/3C1A, 5 & 86/6A1 at Thoothai Village, Thiruppuvanam Panchayat Union, Sivagangai District – Final Sanction Order Issued

Ref :

1. Government Order (GO) (Ms) No. 255, Rural Development (C2) Dept, dated 18.08.1997
2. GO (Ms) No. 71, Rural Development (C2) Dept, dated 16.03.2003
3. GO (Ms) No. 78, Housing and Urban Development (H&UD) Dept, dated 04.05.2017
4. GO (Ms) No. 172, Housing and Urban Development (H&UD) Dept, dated 13.10.2017
5. Application submitted by Mr. T. Karthik Raja, Door No. 1/28, Avrankadu, Vellikurichi, Manamadurai Taluk, Sivagangai – Application No. W9DXQYS0/TCP/2025, dated 05.06.2025
6. Online Approval No. SWP-W9DXQYS0/2025/TCP, dated 16.06.2025 from Deputy Director of Town Planning, District Town Planning Office, Sivagangai
7. Gift Deed Document transferring proposed roads and public utility spaces (TANGEDCO and local body usage)
8. Demand draft and receipts submitted by the applicant for scrutiny fee and approval charges

Body:

Order:

Based on the documents and approvals mentioned above, preliminary approval is hereby granted for a proposed residential layout comprising 31 house sites over 1.415 acres in Survey Nos. 89/3C1A, 5 & 86/6A1 of Thoothai Village, Thiruppuvanam Panchayat Union. The layout is approved by the Sivagangai Local Planning Authority (File No. L.P(SWP)/DTCP/SIVAGANGAI NO:84/2025

(L.P(SWP)/DTCP/SIVAGANGAI NO: 218/2024-is being revised) subject to the following conditions:

Conditions:

1. This order is issued based on the guidelines of the Rural Development and Panchayat Raj Department and the relevant GOs.
2. This is only a policy-level approval and does not confer land ownership rights. Ownership must be verified by the concerned parties before any sale/purchase. Any ownership disputes must be resolved



Village

Signature valid

Signed by: Village Panchayat President
Location: Sivagangai
Date: 2025.07.14 15:43:32



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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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.

