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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: MEFHI2PR/2025/TCP /PT 001/2025

Date: 9/20/25 12:53 PM

From:

Village Panchayat

Jeevalsaragu

To :

Thiru.G. Sivaganapathi-1 and E.Mari Karthick-2,
Door No: 2/31, ServarTheru,
Podumbu,
Madurai – 625018

Online Application Number: MEFHI2PR

Sir/ Madam,

Sub :

Residential Layout- Office of the DistrictTown and Country Planning– Dindigul District– Athoor Taluk– Athoor Panchayat Union–
Seevalsaraku Panchayat – Seevalsaraku Village-S.F.No:525/3A, 525/3B Extent-12200.00sq.m (3.01Acres) –Application received
for residential layout approval- Technical clearance issued - forwardedfor further action

Ref :

1. Applicant Thiru.G.Sivaganapathi& E.Mari Karthik, Online application number:MEFHI2PR, dated:04.08.2025.
2. Deputy Director, District Town and country planning Office, DindigulDistrict,Road pattern approved,online Letter No:MEFHI2PR
,dated: 12.08.2025.
3. Joint Director, Agriculture department,Dindigul District, Letter No:Ma.thi. 4/8046/2025, dated:06.08.2025.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicant Thiru.G.Sivaganapathi& E.Mari Karthik,Online letter No: MEFHI2PR,dated:20.08.2025 (Gift deed document
No:2555/2025, 2556/2025, dated:19.08.2025).
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 Water Supply, 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. G.O.58, Housing and Urban Development Department, Dated: 05.03.2024.
12. Government Letter No: 19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.

Body:

Details of allotments of plots for the approval of residential layout in DindigulDistrict,AthoorTaluk ,Athoor Panchayat Union ,Seevalsaraku Panchayat, Seevalsaraku Village, S.F.No:525/3A, 525/3B, Extent:12200.00sq.m (3.01Acres). road pattern for residential layout has been issued by the Deputy Director,District Town and Country Planning
Office, DindigulDistrict.Further the applicant Thiru.G.Sivaganapathi&E.Mari Karthik,has gift deed the road, park, road splay, public purposeandTANGEDCOareas totheBlock DevelopmentOfficer(V.P), AthoorPanchayat Union, on 19.08.2025.Hence, Technical Clearancehas been given for the residential layout with below mentioned conditions.
1. As per the condition, Technical Clearance has been given for the residential layout and the approved number issued asSWP/DTCP/DINDIGUL/LAYOUT NO:
108/2025 in digitally signed layout drawing. The Technical Clearanceissued layout drawing and Gift deed documents are herewith
forwarded to the Local body forfurther action.
2. The local body shall accord permission/approval duly following the rules/regulations issued from time to time under the
respective Act provisions and also aftercollecting requisite fees/charges as applicable
Allotment details of approved layout plan:
LAYOUT APPROVAL FEES : 242190.00
INSPECTION FEES : 2500
PANCHAYAT RESOLUTION NO: 141/2025
a. Site Extent :3.01Acres (or)12200.00 Sq.m
b. No. of Plots :68(Including EWS Plots)
c. Gifted over to Local Body:
Layout Road:3102.81 Sq.m
Public Purpose: 46.36 Sq.m(0.51%)
TANGEDCO Purpose:46.36 Sq.m (0.51%)
Park (OSR) : 930.92 Sq.m(10.23%)

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2025.09.20 12:53:41

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.