Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

Verified RealEstate™
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Chennai 600 097, India

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verified.realestate

DIGITALLY VERIFIED RECORD

அனுப்புநர்
திரு.A.சுரேஷ், BE.,
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
சிவகங்கை மாவட்டம்,
மாவட்ட ஆட்சியர் அலுவலக வளாகம்,
சிவகங்கை – 630 562.
dtcpsvga@gmail.com.
தொலைபேசி எண்.04575 – 240302
ந.க.எண்.1568/2023/சிமா–2.

பெறுநர்
திருமதி.சைனி,
178, புளியடிதம்மம்,
சிவகங்கை.

நாள். .03.2026

ஐயா,

பொருள்: மனைப்பிரிவு அனுமதி – மாவட்ட நகர் ஊரமைப்பு அலுவலகம் – சிவகங்கை மாவட்டம் – காளையார்கோவில் வட்டம் / ஊராட்சி ஒன்றியம் – பருத்திகண்மாய் ஊராட்சி / கிராமம் – புலஎண்.165/3B–இல் மனையின் பரப்பு 9915.00ச.மீ (2.45ஏக்கர்)–இல் உத்தேச மனைப்பிரிவு வரைபடத்திற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டது – தொடர்பாக.

பார்வை :
1. மனுதாரர் திருமதி.சைனி அவர்களின் இணையதள விண்ணப்பம் எண்.YRF9ZTQ4/2025/TCP, நாள்.14.11.2025.
2. உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், சிவகங்கை அவர்களது நடவடிக்கைகள் YRF9ZTQ4/2025/TCP, நாள்.25.12.2025.

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பார்வை 1–இல் கண்டுள்ள இணையதள விண்ணப்பம் வாயிலாக சிவகங்கை மாவட்டம், காளையார்கோவில் வட்டம் / ஊராட்சி ஒன்றியம், பருத்திகண்மாய் ஊராட்சி / கிராமம், புலஎண்.165/3B–இல் மனையின் பரப்பு 9915.00ச.மீ (2.45ஏக்கர்) மனைப்பிரிவிற்கு அனுமதி கோரப்பட்டு, பார்வை 2–இல் கண்ட உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், சிவகங்கை அவர்களது நடவடிக்கைகள் மூலம் L.P(SWP)/DTCP/SIVAGANGAI–NO:177/2025 என எண்ணிடப்பட்டு உத்தேச மனைப்பிரிவு வரைபடத்திற்கு இணையதளம் வாயிலாக ஒப்புதல் அளிக்கப்பட்டது. மேற்கண்ட வரைபடத்துடன் ஒப்புதல் அளிக்கப்பட்ட செயலாணை கடிதத்தில் சிவகங்கை மாவட்டம், காளையார்கோவில் வட்டம் / ஊராட்சி ஒன்றியம், பருத்திகண்மாய் ஊராட்சி / கிராமம், புலஎண்.165/3B–இல் மனையின் பரப்பு 9915.00ச.மீ (2.45ஏக்கர்) என குறிப்பிடுவதற்கு பதிலாக பரப்பளவு 9515.00ச.மீ என குறிப்பிடப்பட்டுள்ளது. இதனை சிவகங்கை மாவட்டம், காளையார்கோவில் வட்டம் / ஊராட்சி ஒன்றியம், பருத்திகண்மாய் ஊராட்சி / கிராமம், புலஎண்.165/3B–இல் மனையின் பரப்பு 9915.00ச.மீ (2.45ஏக்கர்) என திருத்தி படிக்குமாறு தெரிவித்துக்கொள்ளப்படுகிறது.

25/3/26

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
சிவகங்கை.

25/3/26 25/3/26

நகல்
Tamilnadu Real Estate Regulatory Authority,
TNRERA Building,
No.133, G – Block, I Avenue,
Anna nagar (East), Chennai – 600 012.

**Town and Country Planning Department(Planning Permission)**

Collectorate Campus, Sivagangai - 630 562.

ROC No. YRF9ZTQ4/2025/TCP Date : 25/12/2025

From:

Joint Director / Deputy Director / Assistant Director

Collectorate Campus, Sivagangai - 630 562.

To :

The Special Officer/The Block Development Officer(VP)
Paruthikkanmoi Panchayat,
Kalayarkovil Panchayat Union,
Sivagangai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of town and country planning - Sivagangai District – Kalayarkovil Taluk/ Panchayat Union – Paruthikkanmoi Panchayat / Village - S.F.No.165/3B - extent of 9515.00sqm (2.45Acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mrs. SHINY, Letter no: YRF9ZTQ4, Dated: 14.11.2025.
2.District Town and country planning Office,Sivagangai District (Road pattern issued on dated:11.12.2025 ).
3.Joint Director Agriculture department, Letter No.T1/4192/2023(3), Dated:08.11.2022.
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicant Mrs.SHINY, Letter Dated:15.12.2025.(Gift deed document nos:7287/2025 & 7288/2025, dated:12.12.2025).
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 MunicipalAdministration and WaterSupply,
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:16.12.2025 (requiring payment of Centage Fee and Flag Day Fund).
15.Applicant Mrs. SHINY, Letter Dated:24.12.2025.(Payment of Centage Fee, and Flag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Sivagangai District, Kalayarkovil Taluk/
Panchayat Union, Paruthikkanmoi Panchayat / Village, S.F.No.165/3B - extent of 9515.00sqm (2.45Acre) forwarded for further action to Local body with
concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 11.12.2025.
Further the applicant Mrs. SHINY. has gift deed the road, road splay areas has been handed over to the local body thro' documentno:7287/2025 dated on
12.12.2025 . Hence, this residential layout has been approved with below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P(SWP)/DTCP/SIVAGANGAI NO: 177/2025. maps and gift deeded
documents has been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to

this office
immediately as per Condition no.9 (b).
3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and landsurvey department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website SpecialConditions
Special Conditions
1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the necessary fees includingthe charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter collecting the
necessary fees the final layoutsketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like
storm water drains, watersupply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the localbody
2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer ofearmarked road, park areas
S.F.No sub-division in favour concern local body.
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 haveapproved the Tamil Nadu Real
Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite personsto purchase in any manner
any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real EstateProject with the Real Estate
Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA
4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collectRs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land
Value as Land conversation charges,before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation
fees - 09 Collections (DPC: 0217-60-800-AS 22709)
5.According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that,The Directorate of Town and Country PlanningDepartment has not legally
certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified inthe documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing to purchase
the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can
settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
6.As per TNCDBR-2019 the following fee and charges are collected as follows:
Flag day fund-Rs:5000/-
Copy To:
1. Mrs.SHINY,
178,
PULIYADITHAMMAM,
SIVAGANGAI-630411.
2. Tamilnadu Real Estate, Regulatory Authority (TNRERA)
No1A,1st Floor,
Gandhi irwin Bridge Road,
Egmore, chennai-600 008. -1 set
3. The Sub Registrar,

Kalayarkovil  Sub Registrar office,
Sivagangai District -1 set

4.The Assistant director,
Department of survey land Records,
collectorate office,
Sivagangai-1set

5. The Thasildar,
Kalayarkovil  Taluk,
Sivagangai-1set

6. The Superintendent Engineer,
TANGEDCO Sivagangai Electricity Distribution Circle,
Sivagangai-1set Gift deed document No-7288/2025, (original)

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 14873 | 14/11/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 13800.00 | 23/12/2025 |
| 4 | Development Charges | 9915.00 | 23/12/2025 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 18400.00 | 23/12/2025 |

**Joint Director/Deputy Director/Assistant Director(i/c)**
**District Town and Country Planning,**

**Sivagangai District.**

Enclosure

1.Layout original map and Condition – 2 set

*Signature Not Verified*

*Signed by: Assistant Director*
*Location:Sivagangai*
*Date:2025.12.25 16:53:06*

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,
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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.