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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: N.KA.B3/1115/2025

Date: 11/22/25 5:21 PM

From:

Village Panchayat

PILLAIYARPATTI

To :

Mr.P.Balasubramaniyan,
7/2-20 Kundrakudi, Pallathur,
Sivagangai-630107.

Online Application Number: 49HTCIQL

Sir/ Madam,

Sub :

Application received for the approval of Layout - Comprised in S.no: 335/2B - Sivagangai District – Thirupathur Taluk – Thirupathur Panchayat Union - Pillaiyarpatti Panchayat and Sirukudal patti Village - Extent of 9184.00 sqm (2.2685 Acre) – Final Approved Issued - Reg

Ref :

1.Applicant Mr.P.Balasubramaniyan, Online Application No: 49HTCIQL/2025 dated 03.02.2025
2.District Town and country planning Office, Sivaganga District Letter ROC No. 49HTCIQL/2025 (Road pattern issued on dated:19.02.2025).
3.Circular from the Director of Town and Country Planning, Roc.No 19799/ 2020, Dated: 24.12.2020
4.Applicant Mr.P.Balasubramaniyan, Road Pattern submission Online Application No: 49HTCIQL/2025 dated 21.02.2025, Local Body Gift deed document no. 746/2025, dated: 19.02.2025 & TANGEDCO Gift deed document no. 745/2025, dated: 20.02.2025).
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.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.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter ROC No.- 49HTCIQL/2025 , Dated: 21.02.2025 (requiring payment of all Fee).
14. Applicants Mr.P.Balasubramaniyan, Online Application 49HTCIQL/2025 , letter dated:21.02.2025 (Payment of all Fee).
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
16. Joint Director Agri NOC : Thi1/3443/2024(3), Dated : 19.09.2024 With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in - Comprised in S.no: 335/2B
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.- 49HTCIQL/2025 , Dated: 18.11.2025 (requiring payment of all Fee).
20. Applicants Mr.P.Balasubramaniyan, Online Application 49HTCIQL/2025, letter dated: 18.11.2025 (Payment of all Fee).

Body:

In Pillayarpatti 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 32 house plots in Survey No. S.no: 335/2B measuring 9184.00sqm(2.2685Acre). 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 26.02.2025,bearing the reference number SWP : 49HTCIQL/2025 /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 without prior notice.
02.The policy level approval granted by the Department of Town and Country Planning does not confirm land ownership in the name of the applicant. If any other individual claims ownership over the land, the Panchayat Union Office or the Village Panchayat is not the appropriate authority to decide on such matters.
03.The applicant must approach the concerned local body related to the layout and obtain final approval. Before constructing any building on the plots within the layout, approval must be obtained from the Panchayat Union Office and the Village Panchayat Office for each individual building.
04.As per the circular No. 4870/2024/PRI.MIS-1 dated 16.05.2025 issued by the Director of Rural Development and Panchayat Raj Department, it has been instructed to collect infrastructure charges at the time of document registration. Accordingly, the applicant is instructed to pay the infrastructure charges within the stipulated time and before the registration of the document. Furthermore, if the payment is not made, the layout approval granted by the Panchayat will be cancelled.
05.If during the audit conducted by the Local Fund Audit Department or any other audit authority regarding the layout approval granted by the Panchayat, any deficiencies are found related to infrastructure facilities or approval related charges, and if payment is instructed, the full amount must be borne by the respective layout owner. Failure to do so will result in the cancellation of the layout approval granted by the Panchayat.

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2025.11.22 17:21:44

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

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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