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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 289/2025 **Date:** 1/23/26 3:37 PM

From:

Executive officer

No. 5, Penpadasalai Street, Kanadukathan - 630103, Sivagangai District.

To :

Sathish and Ulagappan

Online Application Number: B25X3JXU

Sir/ Madam,

Sub :

Land Division – Sivaganga District – Kanadukathan Town Panchayat – Survey Number . For 406/5,409/3 and 412/7 Area : To construct a plot of land on an area of 8100 sq.m. (2.00 acres) - Technical approval has been obtained - Final approval for the plot is hereby granted and ordered.

Ref :

1. Mr. Sathish and Ulagappan, 2-41, Elanapatti , Thirumayam Taluka , Pudukkottai District Whose Application Petition date : 04.10.2025.
2. Sivaganga City Urban planning Help Director Their To draw Approval B25X3JXU/2025/ TCP Date : 20.11.2025.
3. Advance Council Resolutation Date 14.01.2026

Body:

Kanadugadan Town Panchayat under Ward No. 12, Trunk Road, Shri. Sathish and Ulagappan owned Kanadukathan Town Panchayat in Survey No. Expansion to 406/5,409 / 3 and 412/7. Following the request in the application in view 1 for permission to divide an area of 8100 sq.m. (2.00 acres) as a plot, the Assistant Director of Sivagangai Town Panchayat in view 2 has given technical approval for the plot and the final approval has been ordered by this Panchayat. Thereafter, now that the petitioner has requested for final approval on payment of due fees, the final approval for the said plot is granted subject to the following conditions, subject to the approval of the Panchayat Council Advance Permission in view of the above.

Conditions:
1. Letter from the Assistant Director of Sivaganga Town Panchayat No. B25X3JXU / 2025 / TCP dated: 20.11.2025.

2. Any alteration of the plot size and further subdivision of the plot contrary to the map approved by the Town and Country Planning Department shall not be done without prior approval of the Town and Country Planning Department.

3. Any plot shown in the approved map should be used only for construction of residential house other than those selected for public purposes. It should not be used for construction of shops, goods roads and non-residential buildings. All spaces designated for public facilities shall be used only for the purposes indicated on the approved maps. These spaces should be used for designated purposes only. These places should be included in the land records for the purpose of assigned use.

4. The streets shown on the approved map should be demarcated as shown on the map. The width of the road in the land category should be 1.5 m below the building limit of 9m and 6m (20ft) above the building limit for roads with a width of 12m below 3.0 m above 9m. According to the existing Town Panchayat Building Rules, no building or wall other than a compound wall or fence shall be constructed on the land within the limits of the plot and the building, not exceeding a height of 1.8 m (6 feet) from the top level of the street.
5. There shall be open space on each side between the building and the side boundary of the plot at least to the extent determined from time to time by the Town and Country Planning Department.
6. The corners of the plots where the two roads meet should be marked with the (SPLAY) shown on the approved map.
7. As per the rules, a building should not be constructed on more than 50 per cent or 67 per cent of the plot area. The open space left un built should be maintained as a garden, open yard or as a clean for personal use.
8. The area should be raised to the level of the street.
9. The land should not be dug up to level the ground, or to repair landslides, or to make pits and ditches.
10. Shady trees on all streets more than 7.2 m wide shall be erected within 1.00 m of the road boundary at a distance of not more than 9.00 m in succession.
11. The applicant must obtain the consent of the Khanadukatan Town Panchayat concerned. Separate permission should be obtained from the Khanadukathan Town Panchayat for each building before the construction of the buildings on the plot.
12. The plot for the shop or shops allotted in the plot should be subdivided as shown in the map. Buildings should only be used for their intended purpose.
13. The place / places reserved for temple, church, mosque should be subdivided as shown in the map. Buildings should only be used for their intended purpose.
14. The plots reserved for public use, open space, etc. should be sub-divided in the Tahsildar's office and handed over to the Kanadukathan Town Panchayat. Costs must be borne by the property owner.
15. If a low-pressure / high-pressure power line / telegraph line is located within the plot, the line should be shifted to the edge of the road or as shown in the approved plot map.
16. The owners of the property must enter into an agreement with the landlord in accordance with the above conditions. Conditions of division of property should be registered in the office of the Sub-Registrar concerned. The sale or lease of the plots should be made subject to the above conditions. The above conditions should be included as part of the sale deeds in order to control the seller and buyer of the plots. Also, it is mandatory to register with the Real Estate Regulatory Authority.
17. If a land division is established in a place where the Tamil Nadu Urban Land Ceiling Act, 1978 is in force, the details of the approval given to the land division should be reported to the concerned Ceiling Law Officer.
18. A permanent notice in the size of 6 'X4' should be displayed at the entry gate of the House, clearly indicating the date of the resolution of the House approved by the House Division and the date and number of the agreement between the House and the petitioner.
19. The final approval granted to the subdivision shall be cancelled without any prior notice if it is later found that the documents submitted for consideration and the evidence provided for the land license are not correct or if there is a situation in which the approval granted to the subdivision may be affected.

Executive officer

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.