PP APPROVAL RECORD

Planning Permission

Survey 38/5B1

Tittacheri, Nagapattinam taluk

Nagapattinam district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

AA Complex, Public office road, Nagapattinam

ROC No. 9T301FKE/2026/TCP Date : 05/06/2026

From:

Joint Director / Deputy Director / Assistant Director

AA Complex, Public office road, Nagapattinam

To :

The Executive Officer,
Tittacheri Town Panchayat ,
Nagapattinam Taluk,
Nagapattinam District

Sir/ Madam,

Sub : Residential Layout - Office of the Nagapattinam District Town and Country Planning - Nagapattinam District /Taluk, Tittacheri Town Panchayat – Tittacheri Village - S.F.No. 38/5B1, Site Extent of 0.34.47 Hectare (0.85 Acre) –Planning permission issued - forwarded for further action – Regarding.

Ref : 1. The Applicant Thiru.S. Mohamed Rafeek, Nagapattinam Application No. 9T301FKE /2026, Dated:23.03.2026.
2. Assistant Director/Deputy Director (i/c), District Town and Country Planning Office Letter No: 9T301FKE /2026/TCP, Road Pattern Issued on dated: 20.05.2026.
3. Applicant Thiru.S. Mohamed Rafeek, Nagapattinam, Letter Gift deed (Local Body) document No. 176/2026, dated:04.06.2026
4. The Collector, Nagapattinam District, NOC letter no. E1/12593/2020/U3, On:05.01.2026.
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020, Dated : 24.12.2020.
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.181, Housing and Urban Development Department, dated:09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated: 16.07.2022.
11. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, dated: 14.10.2019.
15. Demand payment Request letter dated:05.06.2026 (Requiring payment of Centage Charge, Development charge)
16. Applicant's Thiru.S. Mohamed Rafeek, Nagapattinam, payment dated: 05.06.2026 (Payment of Centage Charge, development charge).

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Nagapattinam District /Taluk, Tittacheri Town Panchayat, Tittacheri Village, S.F.No. 38/5B1, Site Extent of 0.34.47 Hectare (0.85 Acre) In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director/Deputy Director (i/c,) Nagapattinam District Town and Country Planning on 20.05.2026.

Further the applicant has submitted gift deed of road and road splay areas, PP-1, PP-2, reserved for public purpose by handing over to the local body on 04.06.2026. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/NAGAPATTINAM / LAYOUT NO. 20/2026 and enclosed with 2 set of original 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 proceedings to this office immediately.

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 land survey department for information and appropriate action.

4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.

5. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions

1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of local body shall be issued to the applicants 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, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.
With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favor of concerned local body.

2. 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 collect Rs.1000 as scrutiny fee for each plot. 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)
3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to 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 Estate Project with the Real Estate Authority. The applicant has

requested to follow the protocols as per instruction given by TNRERA.

4. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning Department 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 in the 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, is any dispute arising over individual rights, 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.

5. As per Rule 41 of the Tamil Nadu Combined Development and Building Rules, 2019, the applicant has paid the equivalent guideline value amount towards Open Space Reservation (OSR) land online under the prescribed Government Head of Account.

6. As per TNCDBR 2019 the following fee and charges are collected as follows:

Scrutiny Charges - Rs. 5171.00, Dated: 23.03.2026.
Centage Charges - Rs. 6900.00, Dated: 05.06.2026.
Development Charges - Rs. 3800.00, Dated: 05.06.2026
Sub Division Charge - Rs. 9200.00, Dated: 05.06.2026.
Open Space Reservation charge - Rs. 42743.00, Dated:05.06.2026.
Display board charge - Rs. 1500.00, Dated: 05.06.2026.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Area : 0.34.47 Hectare (0.85 Acre)
No.of Plots : 17 nos

GIFTED OVERED TO LOCAL BODY:
Layout Road : 819.10 Sq.mt (Include Splay)
Public Purpose : 16.94 Sq.mt – 0.64%
TANGEDCO Purpose: 14.60 Sq.mt – 0.55%

Enclosure
Layout Original Map and Condition - 2 sets

Copy to
1. Thiru.S. Mohamed Rafeek,
No : 38/1 , South Street,
Tittacherry,
Nagapattinam- 609 703

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102.

3. The sub Register,
Nagor office,
Nagapattinam District.

4. Assistant Director,
Survey Land Records,
Nagapattinam District.

5. Tahsildar,

Nagapattinam Taluk,
Nagapattinam District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5171	23/03/2026
2	OSR Fee		
3	Centage Charges	6900.00	05/06/2026
4	Development Charges	3450.00	05/06/2026
5	Display Board Charges	1500.00	05/06/2026
6	Satellite town charge		
7	Sub Division Charge	9200.00	05/06/2026

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

Nagapattinam District.

Enclosure

1.Layout original map and Condition – 2 set

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.