PP APPROVAL RECORD

Planning Permission

Survey 48/2A25 and 11 more

Ivanallur, 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.

Town and Country Planning Department(Planning Permission)

AA Complex, Public office road, Nagapattinam

ROC No. L.P. / D.T.C.P. (Nag) No.25/2026 /2026/TCP Date : 30/07/2026

From:

Joint Director / Deputy Director / Assistant Director

AA Complex, Public office road, Nagapattinam

To :

The Ivanallur village president/
The Special officer,
Nagapattinam Panchayat union ,
Nagapattinam Taluk, Nagapattinam District.

Sir/ Madam,

Sub : Residential Plot Reconstitution – Approved Plot Reconstitution No.04/2021 – Reconstitution of Plot Nos.13, 14, 15 & 16 into New Sub-Division Plots bearing S.F.Nos.48/2A25, 48/2A26, 48/2A27 & 48/2A28 (Comprised in Old S.F.Nos.40/1A, 40/1B, 40/4A, 40/4B, 40/4C, 40/4D, 40/4E & 48/2) of Ivanallur Village, Nagapattinam Panchayat Union & Taluk, Nagapattinam District – Extent: 0.07.39 Hectare (0.18 Acre) –Planning permission issued - forwarded for further action – Regarding.

Ref : 1. The Applicant Thiru K.Rajamohan, Trichy, Online Application No. IW44TQ7E /2026, Dated:04.07.2026.
2. Assistant Director/Deputy Director (i/c), District Town and Country Planning Office Letter No: IW44TQ7E /2026/TCP, Road Pattern Issued on dated: 29.07.2026.
3. Deputy Director, District Town and Country Planning Office, Nagapattinam Letter No: 180 /2021, on 23.02.2021 (Issued the Layout Planning permission number: L.P/D.T.P.O(N.D) NO. 04/2021)
4. Circular from the Director of Town and Country Planning Roc.No.19799/2020, Dated : 24.12.2020.
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.181, Housing and Urban Development Department, dated:09.12.2020.
9. G.O.141, Housing and Urban Development Department, dated: 16.07.2022.
10. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, dated: 14.10.2019.
14. Demand payment Request letter dated:30.07.2026 (Requiring payment of Centage Charge, Development charge)
15. The Applicant Thiru K.Rajamohan, Trichy, payment dated: 30.07.2026 (Payment of Centage Charge, development charge).

With reference to the 1st cited reference, the applicant has submitted an application through the online Single Window Portal seeking approval for Residential Plot Reconstitution in respect of Approved Layout No.04/2021 situated at Ivanallur Village, Nagapattinam Taluk and Panchayat Union, Nagapattinam District. The proposal is for the reconstitution of Original

Plot Nos.13, 14, 15 & 16 into six reconstituted plots comprised in New Sub-Division Survey Nos.48/2A25, 48/2A26, 48/2A27 and 48/2A28.
The proposal has been examined with reference to the provisions of the Tamil Nadu Combined Development and Building Rules, 2019, the Government Orders and Circular Instructions cited. Since the proposal satisfies the applicable planning requirements and the Road Pattern has already been approved vide the 2nd cited proceedings, approval is hereby accorded for the Residential Plot Reconstitution subject to the following conditions.
Conditions
1. The Residential Plot Reconstitution is hereby approved and assigned Approval No. SWP / DTCP / NAGAPATTINAM / PLOT RECONSTITUTION No.25/2026. The approved Plot Reconstitution Sketch and proceedings are enclosed herewith for taking further necessary action.
2. The Local Body shall issue the final approval in accordance with the provisions of the Tamil Nadu Combined Development and Building Rules, 2019. A copy of the approval proceedings shall be forwarded to this office immediately after issue.
3. After granting final approval, the Local Body shall forward copies of the approved Residential Plot Reconstitution Sketch and proceedings to the concerned Joint Sub-Registrar and the Assistant Director, Survey and Land Records Department for information and necessary action.
4. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
5. As per circular in 10th 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. As per Rule 47(11) of the Tamil Nadu Combined Development and Building Rules, 2019:
(a) Where the site falls within the jurisdiction of a Municipal Corporation or Municipality, the prescribed fees shall be collected and thereafter the final Plot Reconstitution Sketch, Planning Authority Permit and Local Body Approval shall be issued directly to the applicant.
(b) In areas other than Municipal Corporation or Municipality, the prescribed fees shall be collected and thereafter the final Plot Reconstitution Sketch, Planning Authority Permit together with the Local Body Approval shall be issued directly to the applicant.
2. As per G.O.(Ms.) No.79, Housing and Urban Development Department, dated 04.05.2017, read with Rule 3 relating to Non-Planning Areas, scrutiny charges at the rate of Rs.1,000/- per plot shall be collected.

3. As per G.O.(Ms.) No.112, Housing and Urban Development Department, dated 22.06.2017, read with the Real Estate (Regulation and Development) Act, 2016, the promoter shall not advertise, market, book, sell, offer for sale or invite persons to purchase any plot forming part of the Real Estate Project unless the project is registered with the Tamil Nadu Real Estate Regulatory Authority (TNRERA). The applicant shall comply with all the provisions of the Act and the directions issued 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 already gifted the Open Space Reservation (OSR) land to the Local Body under Approved Layout No.L.P./D.T.P.O.(N.D.) No.04/2021.

6. The following fees have been collected by online:

Scrutiny Charges	- Rs. 1109.00, Dated: 04.07.2026.
Centage Charges	- Rs. 1800.00, Dated: 30.07.2026
Development Charges	- Rs. 1480.00.00, Dated: 30.07.2026.
Sub Division Charge	- Rs. 2400.00, Dated: 30.07.2026.
Display board charge	- Rs. 1500.00, Dated: 30.07.2026.

ALLOTMENT DETAILS OF APPROVED PLOT RECONSTITUTION PLAN
1. Reconstituted Site Area: 0-07.39 Hectares (0.18 Acre)
2. Number of Reconstituted Plots: 6 (Six) Plots (Plot Nos.1A, 2A, 3A, 4A, 5A & 6A).

Assistant Director/Deputy Director (i/c), District Town and Country Planning Office, Nagapattinam District.

Enclosure
1. Approved Residential Plot Reconstitution Sketch – 2 Sets.
2. Approval Proceedings with Conditions – 2 Sets.

Copy to
1. Thiru K. Rajamohan,
No.64-20, VOC Street,
Krishnamoorthi Nagar,
Trichy Town,
Trichy – 620021.

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

3. The sub Register,
Nagapattinam joint 1office,
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	1109	04/07/2026
2	OSR Fee		
3	Centage Charges	1800.00	30/07/2026
4	Development Charges	1480.00	30/07/2026
5	Display Board Charges	1500.00	30/07/2026
6	Satellite town charge		
7	Sub Division Charge	2400.00	30/07/2026

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

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

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.