PP APPROVAL RECORD

Planning Permission

Survey 807/1 and 5 more

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. YTNU2AVC/2026/TCP Date : 06/03/2026

From:

Joint Director / Deputy Director / Assistant Director

AA Complex, Public office road, Nagapattinam

To :

The Commissioner,
Nagapattinam Municipality,
Nagapattinam.

Sir/ Madam,

Sub : Residential Layout (Planning Area) – Office of the District Town and Country Planning, Nagapattinam – Nagapattinam District, Nagapattinam Taluk – Nagapattinam Municipality – Ward No.4 – Block No.24 – T.S.Nos. 807/1, 807/2B2, 808/2, 809/1, 809/2 & 809/3 – Site Extent: 7.22 Acres (23,239.50 sq.m) – Plot Pattern Technical Concurrence received from the Directorate of Town and Country Planning, Chennai – Planning Permission issued – Forwarded for further necessary action – Regarding.

Ref :
1. The Director of Town and Country Planning, Chennai Order No Roc No. YTNU2AVC/ 2026 / TCP12, dated 27.02.2026
2. The Applicant Thiru. Shahul Hameed, Application No. MYTNU2AVC/ 2025, Dated:25.11.2025.
3. Director of Town and Country Planning office, Chennai Letter No. YTNU2AVC/ 2026 / TCP12/2026/TCP, dated 10.02.2026 (Road Pattern Issued)
4. Applicant Thiru. Shahul Hameed, Letter Gift deed (Local Body) document No.539 / 2026, dated:16.02.2026
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.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. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
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 04.03.2026 (Requiring payment of Centage Charge, Development charge, and Subdivision Charge)
16. Applicant Thiru. Shahul Hameed, letter dated 05.03.2026 (Payment of Centage Charge, development charge, Sub division Charge).
17. CLPA, nagapattinam local planning area resolution no.02 date:22.01.2026.

With reference to the 2nd citation, the applicant has requested approval for a Residential Layout situated in Nagapattinam District Town and Country Planning Jurisdiction, Nagapattinam District, Nagapattinam Taluk, Nagapattinam Municipality, Ward No. 4, Block No. 24, in T.S. Nos. 807/1, 807/2B2, 808/2, 809/1, 809/2 and 809/3, with a total site extent of 7.22 Acres (23,239.50 sq.m). The proposal was

forwarded to the Directorate of Town and Country Planning, Chennai, for Technical Concurrence. In continuation of the same, the application was again forwarded to the Director and the 3rd cited letter the Road Pattern for the proposed Residential Layout was issued by the Directorate of Town and Country Planning, Chennai, on 10.02.2026. Subsequently, the applicant has gifted the required Road area, Road Splay area, and Park area to the Local Body as per the layout requirements. Further, Technical Concurrence for the proposed Residential Layout has been issued by the Directorate of Town and Country Planning, Chennai, in Order No. LP / DTCP No. 29/2026 dated 27.02.2026.and also Planning permission No in issued by this office with following conditions

1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/NAGAPATTINAM/LAYOUT NO.07/2026 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 14th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.

Special Conditions
1. a) With reference to the 7th cited and 8th 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 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, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.
2. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval after transfer of earmarked road, park areas S.F. No sub-division in favor concern local body.
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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

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

Scrutiny Charges - Rs. 43859.00, Dated: 25.11.2025.
Centage Charges - Rs. 46500.00, Dated: 05.03.2026.
Development Charges - Rs. 46478.00, Dated: 05.03.2026.
Sub Division Charge - Rs. 77500.00, Dated: 05.03.2026.
Display board charge - Rs. 1500.00, Dated: 05.03.2026.
Armed Forces Flag Day - Rs. 10000.00, Dated: 06.03.2026.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Area : 7.22 Acres (23,239.50 sq.m).
No.of Plots : 145 nos (include E.W.S plots)

Enclosure
Layout Original Map and Condition - 2 sets
Gift deed document no. 2058/2025 dated: 03.11.2025 (Original)

Copy to
1. Thiru. Shahul Hameed,
No.5/17, Subramaniar Kovil Street,
Adhirampattinam, Pattukkottai,
Thanjavur District.

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 -1 office,
Nagapattinam District.

4.Assistant Director,
Survey Land Records,
Nagapattinam.

5.Tahsildar,
Nagapattinam Taluk,
Nagapattinam District– 1 Set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	43859	25/11/2025
2	OSR Fee		
3	Centage Charges	46500.00	05/03/2026
4	Development Charges	46478.00	05/03/2026
5	Display Board Charges	1500.00	05/03/2026
6	Satellite town charge		
7	Sub Division Charge	77500.00	05/03/2026

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.