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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 4/2026-2027 **Date:** 8/21/26 9:09 PM

From:

Village Panchayat

SATTANATHAPURAM

To :

Thiru. ANBARASU AND TWO OTHERS,
No 07, Jayaram Nagar, Chinna Irusam Palayam,
Ariyankuppam, Cuddalore.

Online Application Number: ZJJ5WFRA

Sir/ Madam,

Sub :

Layout of House Sites – Sattanathapuram Village, Mayiladuthurai District – Non Planning Area – Site located in Sirkali Taluk – Sattanathapuram Village – Survey No. 420/7, 440, 441/3, 442/3A, 443, 450/1– Site extent 9.96 Acres (or) 40339.00 Sq.M- Final approval issued - forwarded for further action - Reg.

Ref :

1.Applicant Thiru. ANBARASU AND TWO OTHERS, Online Layout Application No. ZJJ5WFRA received on dated: 28.06.2026

2.G.O.(Ms)No.100, Housing and Urban Development (UD4-2) Department, Dated : 21.03.2005.

3.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.

4.Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.

5.District Town and country planning Office, Mayiladuthurai District Letter ROC No: ZJJ5WFRA/2026/TCP/2026/TCP (Road pattern issued on dated: 20-07-2026).

6.Applicant. Thiru. ANBARASU AND TWO OTHERS, Online Layout Application No. ZJJ5WFRA, Gift deed Document No:
3282/2026, dated : 24.07.2026.

7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

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.141, Housing and Urban Development Department, Dated: 23.09.2020.

10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020 and G.O.141, Housing and Urban Development
Department, Dated:16.07.2022.

11.Government Letter No.19113/Nov4(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.Demand payment Request Letter, Dated: 28.07.2026 (requiring payment of Centage Fee, Subdivision Charges and
Development Charges).

15.Applicant Thiru. ANBARASU AND TWO OTHERS, Online Layout Application No. ZJJ5WFRA received on Dated. 29.07.2026 (Payment of Centage Fee, Subdivision Charges and
Development Charges).

16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.

17.District Collector, Mayiladuthurai District, Mayiladuthurai Letter No: 16684/2025/F3, Dated:27.01.2026 (Wet Land NOC Letter)

The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was directed to handover the portion of land earmarked for Roads and public purposes meant for local body and TANGEDCO vide under reference 5thcited above. On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as Centage Fee, Subdivision Charges and Development Charges vide under reference 15th cited above, the Technical Clearance is issued to the said layout subject to the following conditions.

Body:

Special Conditions:

As per the directions reference under 10th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 7th cited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees
towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road 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. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be
followed scrupulously.
5. 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 inthe 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, if anyone else dispute arises individual rights over it, 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.

6. The Conditions mentioned in the Joint Director, Agriculture Department Letter in reference No.3 should be fulfilled and Ensured before Final Approval of Local Authority.

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

Scrutiny Fee : Rs.60509.00/-dt. 28.06.2026

Centage Charges : Rs. 63000.00/-dt.29.07.2026

Subdivision Charges : Rs. 84000.00.00/- dt.28.07.2026

Development Charges : Rs. 40339.00.00/- dt.28.07.2026

Flag day Charges :Rs. 25000.00/- dt.29.07.2026.

Display Board Charges : Rs. 10000.00/- dt.29.07.2026.

S.No Description of Charges Amount Receipt No and Date
1 Scrutiny fee 60509.00 28/06/2026
2 Centage Charges 63000.00 29/07/2026
3 Development Charges 40339.00 28/07/2026
4 Sub Division Charge 84000.00 28/07/2026

Localbody Demand Fees

1 Layout approval fees 1174828.00 20/08/2026
2 Layout inspection fees 189000.00 20/08/2026

Layout Conditions

1.Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.

2.The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.

residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5.If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6.The hollowed part of the layout should be raised to street level.

7.On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.

8.The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.

9.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.

10.Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release for public view through a 60 cm x 120 cm permanent Display board along with the details of resolution number and date of approval of the layout.

11.The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.

12.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission/ Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.

13.A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale

Copy to:

1.Thiru. ANBARASU AND TWO OTHERS,
No 07, Jayaram Nagar, Chinna Irusam Palayam,
Ariyankuppam, Cuddalore.
2.The Block Development Officer / Special Officer
Sattanathapuram Panchayat
Sikali Taluk, Mayiladuthurai District.

3.The Assistant Director,
Department of Land Survey and Records,
Mayiladuthurai District.

4.Tashildar,
Sikali Taluk,
Mayiladuthurai District.

5.Sub-Registrar,
Sirkali Sub-Registrar Office,
Mayiladuthurai District.

6.The Chairman, Tamil Nadu Real Estate Regularity Authority,
No. 133, G-Block, 1st Avenue,

Anna Nagar (East), Chennai – 600102

Village

Signature valid

Signed by: Village Panchayat President
Location:Mayiladuthurai
Date:2026.08.21 21:09:48

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

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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.