Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1531/2025/B1/06 **Date:** 7/24/25 4:38 PM

From:

Village Panchayat

PAVATTAKUDI

To :

Tr. S Hasheem Al Shamsudeen,
No. No.10, E.B Nagar, P.K. Salai,
Karaikkal,
Puducherry-609602.

Online Application Number: PJBS8MAU

Sir/ Madam,

Sub :

Layout – DTCP – Application received for the approval of Layout – SF.No: 82/4, 82/5, 82/6,83/3,83/4A1 & 83/5 of Pavattakkudi
Village - Nannilam Town Panchayat – Nannilam Taluk – Thiruvarur District – Extent 26100.00 Sq.m - Residential Layout - Road
Pattern approval – Reg

Ref :

1. The Layout proposal received through online vide reference PJBS8MAU (46337/2025 TVR) Dated: 27.04.2025)
2. DTCP circular No.24282/2005LA2 Dated: 04/05/2022
3. G.O.(MS) No.18, MA&WS Department dated: 04/02/2022 and G.O.(Ms)No.16, MA&WS department Dated: 03/01/2022
4. G.O.(MS) No.181, Housing and urban development, dated: 09/12/2022
5. DTCP Circular No.19799/2022/T Dated: 24/12/2022.

Body:

1. The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3)rd
cited rule No.47 the area earmarked as roads, Parks in the proposed layout. As per reference (4&5)th cited 0.61%have to be

handed over to concerned local body through a gift deed by the applicant/Owner of the land. As per reference (3)rd cited rule
No.47(8) 0.67% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a
registered Gift deed before the actual sanction of the layout.
2. In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR,
2019 and the lands earmarked for roads and public purpose to be gifted by the applicant(s) and gift deed registered in the name of
the concerned local body.
3. You are therefore, requested to handover the road space, the Parks and the PP-1 site (reserved local body) & PP-2 site
(Reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road
space and the PP-1 & PP-2 sites with area details which have to be handed over the local body represented by the DTCP along
with a copy of gift deed format is enclosed.
4. On receipt of the registered gift deed in original, the approved plan will be sent to the sanctioning of the layout.

Village

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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