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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

TAMIL NADU HOUSING BOARD
RAMANATHAPURAM HOUSING UNIT

From,
K.Murugeswaran, B.E.,
Executive Engineer & Admn.
Officer(i/c),
Tamil Nadu Housing Unit,
Ramanathapuram Housing Unit,
Ramanathapuram- 623 501.

To,
Tamilnadu Real Estate Regulatory
Authority,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East)
Chennai– 600 102

Tel. 04567– 220611 **E-Mail:ramnadhu@yahoo.com**

Letter No. RERA/ 2026 **Date: 14.05.2026**

Sir,

Sub: Tamil Nadu Housing Board – Ramanathapuram Housing Unit – RERA Queries attended – Submitted for approval – Regarding.

***

Ref: RERA Message dated 30.03.2026

Your queries in the above message and the corresponding reply is tabulated as below.

Query No.1

Clear and Readable copy of approved plan

Reply with clarification to Query No.1

The clear and readable copies of approved plan for 1) 767 Plotted Pattatamkathan ADS Scheme in **Phase-I** vide DTCP approved drawing No. LP/DTCP/90/2004, 2) 113 Plotted Pattinamkathan House cum plotted scheme in **Phase-II** vide DTCP approved drawing No. LP/DTCP/10/2009 that revises early approved layout LP/DTCP/90/2004 and 3) 293 plotted Pattinamkathan ADS Scheme in **Phase-III** vide DTCP approved drawing No. LP/DTCP/03/2020 that revises the previously approved drawing No.LP/DTCP/10/2009, are enclosed as stated below.

That is to say, two No's of clear and readable approved drawings are enclosed herewith such as DTCP approved Drawing Nos. 1) **LP/DTCP/10/2009** revises the previous approved drawing LP/DTCP/90/2004 and 2) **LP/DTCP/03/2020** revises the previous approved drawing LP/DTCP/10/2009.

Query No.2

Please clarify for the extent covered in the layout along with the sketch marked the extent of present approval and lands excluded (Under "Writ"). Provide details of the 880 plots mentioned in the already approved, and details of the site for the present proposal of 293 Plots.

Reply with clarification to Query No.2

The extent covered in the layout for 293 plots in Phase-III (as per approved layout No. **LP/DTCP/03/2020), is 10.60 Acre (42911 Sqm), for which RERA approval No. is requested by making necessary payment for 42911 Sqm @ Rs 5 per Sqm = Rs 2,14,555/-, Say Rs 2,14,560/- paid vide on-line transaction Ref. No.2901846078 dated 30.03.2026**

The further clarification for the 293 plots with 42911 Sqm is shown with the following breakdown.

Sl.No	Plot Type	Plot No	No of plots	Plot size and area	Total Area in Sqm
1	C-type	1 to 283	283	12m x 12m =144 sqm	40752.00
2	B-type	615 to 621	7	9m x 15m=135 sqm	945.00
3	Shops	1 to 3	3		1210.24
Total Sqm					42907.24
Say Total Sqm					**42911.00**

Further, the necessary Layout with sketch is marked for the above extent of 42911 sqm and lands excluded under "Writ", are also marked in the same layout.

The breakdown details for 880 Plots are tabulated as below in brief.

S.No	Plot Type	Plot Size and area	No of plots	**Total Extent in Sqm**
1	A-type	12m x 18m	266	**157685.50 Sqm**
2	B-Type	9m x 15m	614	

Thus, the total saleable Extent for 293 plots and 880 plots together is **(42911.00 Sqm+ 157685.50 Sqm respectively) =200596.50 Sqm.** Out of 880 plots, 767 plotted ADS scheme was formulated **at Pattinamkathan Phase-I**. All 767 plots were subsequently sold out and in the remaining 113 B-type residential plots, the housing scheme was proposed **at Patinamkathan Phase-II** for construction of 92 MIG Houses by excluding 21 irregular sized plots in the scheme boundary. Due to poor demand, only 20 MIG Houses were built and sold out. The balance 72 B-type plots (92-20=72 Plots) are proposed for selling as plots itself as per Board's approval and 44 plots were already sold out and 28 plots remain unsold till date.

Query No.3

Complete all the Road development work & other infrastructure development in the site and upload the Geo tagging (4 photos) and Drone photos (4 photos)

Reply with clarification to Query No.3

The completed infrastructure like road, water supply systems with OHT, Sewerage systems, street lighting system etc., were handed over to Pattinamkathan Panchayat on 13.05.2008 for continual maintenance from the year 2008 onwards. In this regard, a gift deed No.2627/2008 was handed over to Pattinamkathan Panchayat on 13.05.2008. Hence, all maintenance works to Road,

Water supply connections, and street-light, have been carried out by pattinamkathan panchayat since the above-said handed over date 13.05.2008, and the pattinamkathan panchayat has been collecting property tax and water tax from the owners of the residential plots in the pattinamkathyan schemes implemented by TNHB.

Prior to gift deed execution, Rs 55 lakhs (vide Voucher No.889, Cheque No.308345 dated 27.03.2007) was given to the president of pattinamkathan panchayat, to lay the premix carpet with seal coat over the already laid WBM by TNHB. In addition to the above, Rs 6 lakhs (vide Voucher No.209, Cheque No.146332 dated 31.07.2008) was also handed over to the president of pattinamkathan panchayat, towards initial period maintenance cost.

4 Photos of Geo tagging and 4 Drone Photos are enclosed here with for being uploaded.

Query No.4

Revised DTCP letter mentioning all the survey numbers of the site under reference.

Reply with clarification to Query No.4

The copy of revised DTCP Letter No.Na.ka.No.324/2026/ramnad, dated 13.05.2026, on mentioning all survey numbers, is enclosed herewith for your kind information.

Query No.5

Patta for all the approved survey numbers to be uploaded.

Reply with clarification to Query No.5

Since the many plots were already sold to buyers (Allotees), some of them have already obtained patta by making sub-division of the survey numbers. Also, the roads that were handed over to the pattinamkathan panchayat in the year 2008 are still in TNHB Name. Hence, patta extent available in TNHB Name will not match with the said approved plot extent, say **200596.50 Sqm.** However, the pattas are enclosed with for being uploaded. For your kind information, the patta

details are as tabulated below with regard to " Extent as per patta Vs Extent as per award".

Sl.No	SURVEY NO	Extent As per Patta (In Hectares)	Extent As per Award (In Hectares)	Remarks
1	329	0.97.14	1.32.00	The difference in extent is due to above said reason that the some of buyers (Allotees) have already obtained their patta in their names.
2	331	2.96.60	3.76.50	
3	332	3.12.30	4.45.50	
4	342	2.67.40	3.92.50	
5	343	1.34.45	2.33.50	
6	42	2.09.66	3.24.00	
7	43	2.61.08	3.57.50	
8	44	1.99.59	2.82.5	
9	56	2.66.14	3.46.00	
10	57	3.44.73	4.26.50	
11	58	3.47.57	3.78.50	
12	59	2.33.08	2.71.00	
13	69	0.42.13	1.94.50	
TOTAL		**30.11.87**	**41.60.50**	

Query No.6

EC from the date of approval to till date

Reply with clarification to Query No.6

ECs are enclosed herewith.

14/05/2026.

Executive Engineer & Admn. Officer (i/c),
Ramanathapuram Housing Unit.

14-5-26

Encl:

1. LP/DTCP/10/2009 and LP/DTCP/03/2020
2. 4 Photos of Geo tagging and 4 Drone Photos
3. Revised DTCP letter with all survey numbers
4. Pattas
5. ECs
6. Gift deed handed over to the patinamkathan panchayat.

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.