Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 225899/2025-26 **Date:** 10/15/25 11:30 AM

From:

Village Panchayat

Ganapathipuram Edaiyathankudi 609702

To :

Mr.Veerasamy S,
No.26/18 EVR Street,
Koranadu,
Mayiladuthurai-609003

Online Application Number: R2C4CMNX

Sir/ Madam,

Sub :

Residential Layout- Office of the Deputy Director of Town and country planning, Nagapattinam District – R.S.No.41/2, 37/14A of
Edaiyathankudi Panchay, Kidamangalam Village, Thirumarugal Panchayt Union, Nagapattinam Taluk / district - extent 1.37 Acre
Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicants Mr.S.Veerasamy, Letter Dated: 22.04.2025.
2. District Town and country planning Office, Nagapattinam District Letter No. R2C4CMNX /2025/ TCP (Road pattern issued on
dated:
02.07..2025).
3. District Collector, Nagapattinam Noc No. Ne.mu.3088/2023/U3, dated. 10.03.2025.
4. Joint Director of Agricultural Department, Noc No. E1/21612024, dated. 30.05.2024.
5. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated:24.12.2020.
6. Applicants Mr.S.Veerasamy, Letter Dated: 28.07.2025. (Gift deed document no.1947/2025, dt.21.07.2025).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of
MunicipalAdministration and

Water Supply, dated: 31.01.2020.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
Ref :
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
15. Demand payment Request Letter, Dated.28.07.2025. (requiring payment of Centage Fee, Display Board Fee).
16. Applicants Mr.S.Veerasamy, Letter, Dated.13.08.2025. (Payment of Centage Fee, Display Board Fee)
17. Circular from the Village Panchayat, Roc No.225899, Dated: 13.09.2025

Body:

Special Conditions
1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the
necessary fees
including the charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park
areas S.F.No sub-division in favour 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.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been
requested to
collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as
Land conversation
charges, before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non
Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
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 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, if anyone else dispute arises individual rights
over it, they can
settle it before the appropriate

Village

Signature valid

Signed by: Village Panchayat President
Location:Nagapattinam
Date:2025.10.15 11:30:30

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.