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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: WWXIPXIH/TCP/2026

Date: 9/3/26 4:58 PM

From:

Village Panchayat

Narasingarayanpettai

To :

1. Thiru.Nadeem Sayeed ,
No; 337 , 1/Ttk Road,
Royapettah,
Chennai,-,600014

Online Application Number: WWXIPXIH

Sir/ Madam,

Sub :

Layout - DTCP - Villupuram District – Gingee Taluk – Gingee Panchayat Union - Narasingarayanpettai Panchayat and Village -
S.F.No: 126/1C1C, 126/1C2A, 126/4A, 126/4C and 127/1 to an extent of 1.29 Acres (or) 5230.00 Sq.m, Regarding Final Approval

Ref :

1.Applicant Thiru.Nadeem Sayeed the layout proposal received through online vide reference No: WWXIPXIH /2026, dated:
05.08.2026.
2.District Town and country planning Office, Villupuram District Letter No. WWXIPXIH /2026/TCP (Road pattern issued on
dated:17.08.2026).
3.G.O.(Ms.)No.149, Housing and urban development department, dated:31/07/2026
4.Circular from the Commissioner of Town and Country Planning, Roc. No 7216/2024/TCP-5 , Dated:17.08.2026.
5.Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.
6.Applicant Thiru.Nadeem Sayeed Gift deed (Local Body) Document No. 2810/2026, Dated: 21.08.2026.
7.G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O(Ms) No:79, Housing and Urban Development Department, Dated:04.05.2017.
9. G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O (Ms) No:

16,Department of Municipal Administration and
Water Supply, dated: 31.01.2020.
10.G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
11.G.O (Ms) No: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.
14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
15. OSR and Demand payment Request Letter, Dated:17.08.2026 and 24.08.2026.
16.Applicant Thiru.Nadeem Sayeed Letter Dated:24.08.2026 OSR fees and 31.08.2026. (Centage Charges, Sub Division
Charges and Development Charges
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,Dated: 14.10.2019.
18. G.O.(M.s).No.155, Housing and Urban Development Department, Dated: 08.10.2025.
19. Village Panchayat Resolution Number - 42/2026, Dated : 02.09.2026

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram
District , Gingee Taluk , Gingee
Panchayat Union , Narasingarayanpettai Panchayat and Village S.F.No: 126/1C1C, 126/1C2A, 126/4A, 126/4C and 127/1 to an
extent of 1.29 Acres (or) 5230.00 Sqm
forwarded to District Town and Country Planning, Villupuram District for concurrence.
In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the
Villupuram District office on 17.08.2026.
Further the applicant Thiru.Nadeem Sayeed has gifted the road, road splay areas,public purposes area havehanded over to the local body vide Gift deed document
No. 2810/2026, Dated: 21.08.20266.
Demand Fees Collected through Online for Rs. 1,33,100/- with Transaction id - 11000381134979, Receipt number : 2026090369718
Hence, this Residential layout has been approved with the following Village Panchayat Resolution Number : 42/2026, Dated : 02.09.2026

1. Thiru.Nadeem Sayeed ,
No; 337 , 1/Ttk Road,
Royapettah,
Chennai,-,600014

2. Tahsildar,
Gingee Taluk
Villupuram District.

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133G-Block,I Avenue,
Anna Nagar (East),
Chennai-600102.

4. Sub Registrar,
Gingee,
Villupuram District.

5. Assistant Director,
Survey and Land Records,
Villupuram District

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2026.09.03 16:58:02

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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