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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

அனுப்புநர்

திருமதி.கு.சங்கரி, பி.டெக்.,
உதவி இயக்குநர்/துணை இயக்குநர் (பொ),
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
T.S.No.09, RTO office Opposite,
காட்டுப்புதுக்குளம்,
புதுக்கோட்டை மாவட்டம் - 622001.
E.Mail id:dtcp.pudukottai@gmail.com
Phone No.04322 -236699

பெறுநர்

திரு.R.சம்பந்தமூர்த்தி,
த/பெ.ரெத்தினசாமி,
எண்.01, அரிப் நகர்,
ஓரத்தநாடு மெயின் ரோடு,
வல்லம், தஞ்சாவூர் - 613 403.
தொலைபேசி எண்.75022 86126.

ந.க.எண்.485/2025/ புமா **நாள். 30.06.2025.**

ஐயா,

பொருள்: குடியிருப்பு மனைப்பிரிவு - மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - புதுக்கோட்டை மாவட்டம் - புதுக்கோட்டை மாவட்டம் - கந்தர்வகோட்டை வட்டம்/ஊராட்சி ஒன்றியம் - புதுநகர் ஊராட்சி/கிராமம் - புல எண்கள்.311/4,5,8, 315/6,7-க்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் கடிதம் புல எண் திருத்தி வசிக்குமாறு - தெரிவித்தல் - தொடர்பாக.

பார்வை:

1. உதவி இயக்குநர்/துணை இயக்குநர் (பொ), மாவட்ட நகர் ஊரமைப்பு அலுவலகம், புதுக்கோட்டை மாவட்டம் அவர்களின் தொழில்நுட்ப ஒப்புதல் கடிதம் Roc.No.1156/2023/PD, நாள்.11.10.2023. (தொழில் நுட்ப அனுமதி எண்.SWP/LP/DTCP (PD):98/2023).
2. மனுதாரர் திரு.R.சம்பந்தமூர்த்தி, அவர்களின் கடிதம் (ம) இணைப்புகள் நாள்.23.06.2025.

மேற்காண் பொருள் தொடர்பாக, பார்வை 1-ல் கண்ட உதவி இயக்குநர்/துணை இயக்குநர் (பொ), மாவட்ட நகர் ஊரமைப்பு அலுவலகம், புதுக்கோட்டை மாவட்டம் அவர்களின் மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் கடிதத்தில் புதுக்கோட்டை மாவட்டம், கந்தர்வகோட்டை வட்டம்/ஊராட்சி ஒன்றியம் , புதுநகர் ஊராட்சி/ கிராமம், புல எண்கள்.311/4,5,8, 315/6,7-ற்கு ஒப்பதல் வழங்கப்பட்டுள்ளது. அதில் புல எண்.311/6-என தவறுதலாக குறிப்பிடப்பட்டுள்ளது. புலஎண். 311/8, -என திருத்தி வாசிக்குமாறு தெரிவித்துக் கொள்ளப்படுகிறது.

30/6/25

உதவி இயக்குநர்/துணை இயக்குநர் (பொ),
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
புதுக்கோட்டை மாவட்டம்.

30/6/25

நகல்

1. தலைவர் /தனி அலுவலர்,
   புதுநகர் ஊராட்சி,
   கந்தர்வகோட்டை ஊராட்சி ஒன்றியம்,
   புதுக்கோட்டை மாவட்டம்.
2. சார்பதிவாளர்,
   கந்தர்வகோட்டை சார்பதிவாளர் அலுவலகம்,
   புதுக்கோட்டை மாவட்டம்.
3. உதவி இயக்குநர்(நில அளவை)
   மாவட்ட ஆட்சியர் அலுவலகம், புதுக்கோட்டை
4. Real Estate Regularisation Authority (RERA)
   No.1A, 1st Floor, Gandhi Irwin Bridge Rd, Egmore,
   Chennai, Tamil Nadu 600008.

Town and Country Planning Department(Planning Permission)

NO.2, First Floor, Ex-Servicemen Welfare Office, Kalyanaramapuram First Strret, Thirukokarnam, Pudukottai - 622002

ROC No. 1156/2023/PD/2023/TCP Date : 11/10/2023

From:

Joint Director / Deputy Director / Assistant Director

NO.2, First Floor, Ex-Servicemen Welfare Office, Kalyanaramapuram First Strret, Thirukokarnam, Pudukottai - 622002

To :

Thiru.R.SAMBANDAMOORTHY
S/o. Rethinasamy ,
No.1, Ariff Nagar,
Orathanadu Main Road,
Vallam, Thanjavur - 613403

Sir/ Madam,

Sub : Residential Layout - Office of the District of town and country planning – Pudukkottai District – Gandharvakkottai Taluk - Gandharvakkottai Panchayat Union - Puthunagar Panchayat/Village – S.F.No:311/4, 311/5, 311/6, 315/6, 315/7 - extent of 31650.00 Sq.M - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru.R.SAMBANDAMOORTHY, Letter No.0ZXER0GM, dated.27.08.2023.

2.District Town and country planning Office, Pudukkottai District Letter No: 1156/2023/PD. (Road pattern issued on dated: 27.09.2023).

3.Joint Director Agriculture department, Letter No.A1/6793/2023, Dated: 11.07.2023.

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

5.Applicants Thiru.R.SAMBANDAMOORTHY Letter Dated: 06.10.2023. (Gift deed document no.4409/2023, dated: 05.10.2023).

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

7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

8.G.O.18, Department of Municipal Administration and WaterSupply,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.

11.Government Letter No.19113 / Nov 4 (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: 09.10.2023, (requiring payment of Centage Fee, OSR Charges and Flag Day Fund).

15.Applicants Thiru.R.SAMBANDAMOORTHY, and Letter, Dated: 10.10.2023 (requiring payment of Centage Fee, OSR Charges and
Flag Day Fund).

16.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Pudukkottai

District,
Gandharvakkottai Taluk, Gandharvakkottai Panchayat Union, Puthunagar Panchayat & Village, S.F.No:311/4, 311/5, 311/6, 315/6,
315/7, extent of 31650.00 Sq.M

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District town and country planning on 27.09.2023. Further the applicant Thiru.R.SAMBANDAMOORTHY has gift deed the road, road splay has been handed over to the local body on 05.10.2023 hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as SWP/LP/DTCP(PD) No.98/2023 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action

4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions
1. a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas : Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After 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 competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

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

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 splay shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of 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 fir public view through a 6' x 4' 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. President,
   Puthunagar Panchayat,
   Gandharvakottai Panchayat Union,
   Pudukkottai District

2. Assistant Director,
   Department of Land Survey and Records,
   Pudukkottai District.

3. The Chairman,
   Tamil Nadu Real Estate Regularity Authority,
   No.1A, CMDA Tower II, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,
   Chennai.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	47475	27/08/2023
2	OSR Fee		
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Pudukkottai District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by Prabakaran A.

Signed by: Deputy Director
Location:Pudukkottai
Date:2023.10.11 16:44:18

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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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.