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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

**Town and Country Planning Department(Planning Permission)**

AA Complex, Public office road, Nagapattinam

ROC No. 6EHMEX0W/2025/TCP Date : 07/08/2025

From:

Joint Director / Deputy Director / Assistant Director

AA Complex, Public office road, Nagapattinam

To :

The Block Development Officer,
Pangal Village,
Thalainayar Panchayat Union,
Nagapattinam Taluk,
Nagapattinam District.

Sir/ Madam,

Copy to:
Tvl.HAJAMAIDEEN & CHITHRA & ELANCHIZHIYAN,
NO.23-3,SIVANKOVIL STREET,
Alivalam,
Thiruvarur- 610001

Sub : Residential Layout- Office of the Deputy Director of Town and country planning, Nagapattinam District – Thalainayar Panchayat Union – Pangal Panchayat / Village, S.F.No. 127/2A, 2B, 2C, 2D, 2E of NagapattinamTaluk, Nagapattinam district - extent 4.546 Acre Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Mr. Tvl.HAJAMAIDEEN & CHITHRA & ELANCHIZHIYAN, Letter Dated:11.06.2025.

2. District Town and country planning Office, Nagapattinam District Letter No. 6EHMEX0W /2025/TCP (Road pattern issued on dated: 30.06.2025).

3. District Collector, Nagapattinam Noc No.Ne.mu.12685/2023, dated. 22.04.2025.

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

5. Applicants Mr. Tvl.HAJAMAIDEEN & CHITHRA & ELANCHIZHIYAN, Letter Dated: 16.05.2025. (Gift deed document no.1337/2025, dt.23.07.2025).

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 MunicipalAdministration 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.27.07.2025. (requiring payment of Centage Fee, Display Board Fee).

15. Applicants Mr. Tvl.HAJAMAIDEEN & CHITHRA & ELANCHIZHIYAN, Letter, Dated:07.08.2025. (Payment of Centage Fee, Display Board Fee).

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 Nagapattinam District – Thalainayar Panchayat Union – Pangal Panchayat / Village,
S.F.No. 127/2A, 2B, 2C, 2D, 2E of NagapattinamTaluk, Nagapattinam district - extent 4.546 Acre forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 30.06.2025 Further the applicant Mr.
Tvl.HAJAMAIDEEN & CHITHRA & ELANCHIZHIYAN, has gift deed the road, road splay areas has been handed over to the Pangal Panchayat local body on 23.07.2025 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 L.P. / D.T.C.P. (Nag) No.08/2025 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.

6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is
appropriate, make adequate provision for the preservation or planting of trees, as may be specified.
On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner
developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

7. Site Boundary is Different From FMB & Site Based on Applicant Affidavit As per site condition Issuing Layout Pattern if any issue come applicant is to clear the problem.

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 competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Area : 18400.00 Sqmt. (or) 4.546 Acre
No.of Plots : 82 nos
Gifted Over to Local Body:
Layout Road : 5420.055 sqmt
Park : 1303.45 – 10.18% sqmt
Public Purpose : 71.46 – 0.55% sqmt
TANGEDCO Purpose: 77.29 – 0.59% sqmt

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

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 27600 | 11/06/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 25500.00 | 28/07/2025 |
| 4 | Development Charges | 18400.00 | 28/07/2025 |
| 5 | Display Board Charges | 1500.00 | 28/07/2025 |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 34000.00 | 28/07/2025 |

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

**Nagapattinam District.**

Enclosure

1.Layout original map and Condition – 2 set

*Signature Not Verified*

*Signed by: Deputy Director*
*Location:Nagapattinam*
*Date:2025.08.07 18:57:59*

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.