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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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

51,West car street, Thoothukudi- 628 002.

ROC No. 1Q6FBC7W /THOOTHUKUDI/2025/TCP Date : 28/05/2025

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

1. Block Development Officer,
Thoothukudi Panchayat Union,
Thoothukudi
Thoothukudi District.

Sir/ Madam,

2. Block Development Officer,
Srivaikuntam Panchayat Union,
Thoothukudi
Thoothukudi District.

Sub : Residential Layout – Directorate of Town and Country Planning - Thoothukudi District - Srivaigundam Taluk / Panchayat union, Aniyabaranallur Village, S.F.Nos.874/1B, 874/1D, 933/1A, 933/1B, 933/1C1, 933/1C2, 933/1C4, 933/3A, 934, 936/1, 936/2 and Thoothukudi Taluk, Mudivaithaanendhal Village, S.F.Nos.1015/1, 1016/1, 1016/3A, 1017/1, 1018/1, 1018/2, 1018/5 - Site Extent – 33.13 Acres (134068.00 Sq.m) - Technical Clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant M/s.Blue Mountain Pharmaceutical Industries (P) Ltd, Online Application No.1Q6FBC7W / THOOTHUKUDI/2024,Dated:21.05.2024.
2.District Town and Country Planning Office,Thoothukkudi District .SWP Application Number: 1Q6FBC7W / 2024 / (Road pattern issued on
dated: 03.04.2025).
3.Joint Director, Agriculture Department NOC letter no.thi3/4640/2024, Dated:06.06.2024.
4. Block Development Officer, Thoothukudi Panchayat Union Letter Roc.No.Thi6/619/2023, Dated:12.04.2024. (Bridge NOC)
5.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
6.Applicants Mr.Uma Maheswari OSR, Road Gift, TANGEDCO and Local Body reservation Gift Deed No.2421/2025, 614/2025 & 2423/2025,
Dated:11.04.2025.
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 Municipal Administration 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.
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:28.05.2025,(requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and
Flag Day Fund).
16.Applicants Mr.Uma Maheswari Letter, Dated: 28.05.2025.(Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag

Day Fund).
17.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 Thoothukkudi district, Srivaigundam
Taluk / Panchayat Union, Aniyabaranallur Village, S.F.Nos.874/1B, 874/1D, 933/1A, 933/1B, 933/1C1, 933/1C2, 933/1C4, 933/3A, 934, 936/1,
936/2 and Thoothukudi Taluk, Mudivaithaanendhal Village, S.F.Nos.1015/1, 1016/1, 1016/3A, 1017/1, 1018/1, 1018/2, 1018/5 having a Site
Extent of 33.13 Acres (134068.00 sq.m) 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 Director, DTCP Chennai on
03.04.2025. Further the applicant has gift deed the road, road splay and park areas has been handed over to the reservation Gift Deed
No.2421/2025, 614/2025 & 2423/2025, Dated:11.04.2025. Hence, this residential layout has been approved with approved by Director of Town
and Country Planning, Chennai Order Roc No. 1Q6FBC7W / 2024 / TCP6, Dated: 14.05.2025. The Chennai concurrence number assigned to the
layout is . / ... .40/2025. below conditions. Concurrence is issued along as per layout conditions mentioned below.
1.As per the condition, the layout has been approved and approved number issued as LP/DTCP No. 40/2025. 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
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:
1) Scrutiny Fees - Rs.201102, Dated:21.05.2024.
2) Centage Charges - Rs.181200.00, Dated: 26.05.2025
3) SubDivision Charges - Rs.241600.00, Dated: 26.05.2025
4) Development Charges - Rs.268136.00, Dated: 26.05.2025

Enclosure
Layout Original Map and Condition - 2 sets and
Gift deed document no. 614/2025, dated: 11.04.2025 (Original,Aniyaparanallur).
Gift deed document no. 2421/2025, dated: 11.04.2025 (Original,Mudvaithanedal).

Copy to
1. M/s. Blue Mountain Pharmaceuticals Pvt. Ltd.,
No:1/139, Kootudangadu,
Mangalagiri Post,
Thoothukudi Taluk,
Thoothukudi District-628103
2.Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. – 1 Set

3.Sub-Register,
Perunkulam Sub-Register Office,
Thoothukudi District. – 1 Set

4.Sub-Register,
Pudukottai Sub-Register Office,
Thoothukudi District. – 1 Set

5.Assistant Director,
Survey Land Records,
Thoothukudi. – 1 Set

6.Tahsildar,
Thoothukudi Taluk,
Thoothukudi District– 1 Set

7.Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Thoothukudi Electricity Distribution Circle,
Thoothukudi District– 1 Set  (Original)

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 201102 | 21/05/2024 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 181200.00 | 26/05/2025 |
| 4 | Development Charges | 268136.00 | 26/05/2025 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 241600.00 | 26/05/2025 |

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

*Signed by: Assistant Director*
*Location:Thoothukkudi*
*Date:2025.05.28 19:08:58*

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**
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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.