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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 225896/2025-26 **Date:** 11/12/25 4:58 PM

From:

Village Panchayat

Mani Road Valamanagalam Agarakonthagai 609703

To :

STEPHAN HAMANTH RAMARAJAN
536 BHARADHIYAR STREET,
Agarakondagai,
Nagapattinam,
Nagapattinam,609602

Online Application Number: 3R2PBVEH

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office - Nagapattinam District, Nagapattinam Taluk,
Thirumagal Panchayat union , Agarakondagai Village/ Panchayat –S.F No. 97/7A, 97/7B1A, 97/7B2A, 97/7B2B, Extent - 6900.00
Sq.m (or) 1.705 Acres -Technical Clearance/ Concurrence/ Planning permission issued- Forwarded for further action - Reg.

Ref :

1. Application (Reference No: 3R2PBVEH / 2025 / NP) received through Single Window Portal from Tvl.Stephan Hamanth and
Ramarajan, Nagapattinam, Dated:15.09.2025
2. Road pattern plan approved by the District Town and Country Planning Of Planning Office, Nagapattinam, Dated:08.10.2025
3. Nagapattinam District Collector NOC letter vide, ne. 1822/2025, Dated: 11.04.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated:24.12.2020
5. Gift deed document No. 2781/2025,Dated:13.10.2025 Uploaded by the Applicant Tvl.Stephan Hamanth and Ramarajan,
Nagapattinam,,Dated:14.10.2025.
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. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 , G.O.16 Department of Municipal

Administration and Water Supply, Dated: 31.01.2020 and G.O.
No.181, Housing and Urban Development Department, Dated: 09.12.2020.
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. G.O. No.53, Housing and Urban Development Department, Dated: 28.02.2024
15. Demand raised for payment of Centage charges, Display Board Fees, subdivision charges, development fee respectively
dated: 15.10.2025.
16. payment of Centage charges, Display Board Fees, subdivision charges, development fee received from the applicant
respectively on 22.10.2025
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential layout
to an Extent of 6900.00 Sq.m (or) 1.705 Acres in the land
bearing S.F. No. 97/7A, 97/7B1A, 97/7B2A, 97/7B2B, – at Agarakondagai Village / panchayat of Thirumagal Panchayat union, of
Nagapattinam Taluk, Nagapattinam District, was processed as per
the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the
portion of land earmarked for Roads, and public purposes
meant for local body and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Centage charges and
Display Board fees, Sub division fees, Development charge
received vide reference 16th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned
layout subject to the following conditions:
1.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is
assigned as s L.P. / D.T.C.P. (Nag) No.13/2025
2.The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the
respective Acts.
3.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the
approval issued shall be forwarded to this office for record.
4.Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration
department and the office of the Assistant Director of Survey and
land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the
applicant to pay the requisite charges for making mutation in
the TamilNilam/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
SPECIAL

Signature valid

Signed by: Village Panchayat President
Location:Nagapattinam
Date:2025.11.12 16:58:15

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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