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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

AA Complex, Public office road, Nagapattinam

ROC No. 3R2PBVEH (54095)/Na.ma2./2025/TCP Date : 24/10/2025

From:

Joint Director / Deputy Director / Assistant Director

AA Complex, Public office road, Nagapattinam

To :

The Panchayat President,
Agarakondagai panchayat,
Thirumagal panchayat union,
Nagapattinam Taluk,
Nagapattinam District

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.

ORDER:

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 CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified
through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any
dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the
local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over
the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to be prescribed for up
keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the
layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 8th, 9th and 10th cited above.

3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body and TANGEDCO are properly carried out
and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.

4. As envisaged under 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 Regularity Authority. The
applicant has to comply the said provisions.

5.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion
charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following head of account.

Head of Account:
0217 Urban Development –
60 other Urban Development Schemes –
800 other Receipts –
AS Receipts under Land Use Conversion Charges
227 Non Taxation fees –
09 Collections
(IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Area : 6900 Sqmt. (or) 1.705 Acre
No.of Plots : 33 nos

Gifted Over to Local Body:
Layout Road : 1978.70 Sq.mt
Public Purpose : .25.10 – 0.51% Sq.mt
TANGEDCO Purpose: 25.50 – 0.52% Sq.mt

Copy to
1. Tvl.Stephan Hamanth and Ramarajan,
536 Bharadhiyar Street,
Agarakondagai, Nagapattinam taluk,
Nagapattinam – 609602

2. The Tahsildar (TamilNilam).
Nagapattinam talik,
Nagapattinam District

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.
Email id:contact.tnrera@tn.gov.in

4. The Assistant Director,
Department of Survey and Land Records,
Nagapattinam District

5. Sub Registrar,
Nagor sub Registrar,
Nagapattinam District

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10350	15/09/2025
2	OSR Fee		
3	Centage Charges	10500.00	22/10/2025
4	Development Charges	6900.00	22/10/2025
5	Display Board Charges	1500.00	22/10/2025
6	Satellite town charge		
7	Sub Division Charge	14000.00	22/10/2025

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

Nagapattinam District.

Enclosure

1.Layout original map and Condition – 2 set

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.