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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

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

51,West car street, Thoothukudi- 628 002.

ROC No. 1YY7FLWX/THOOTHUKUDI/2025/TCP/2025/TCP Date : 26/08/2025

From:

Joint Director / Deputy Director / Assistant Director

51,West car street, Thoothukudi- 628 002.

To :

The Commissioner, Thoothukudi Corporation, Thoothukudi

Sir/ Madam,

Sub : Residential Layout - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District- Thoothukudi Thaluk - Thoothukudi Local Planning area- Thoothukudi Corporation- Mullakkadu Part I Village-S.F.No -109,110/1,110/2 to an Site Extent – 4.68 (18950.00 sq.m) –The Planning Permission issued – Forwarded for further action - Regarding

Ref : 1. Applicant: Thiru. Rajakumar and Thiru.Kanagaraja, Online Application No. 1YY7FLWX / 2025 / TCP6, Dated:17.06.2025, 29.07.2025 & 07.08.2025
2. Director of Town and country planning Office, Chennai Letter No 1YY7FLWX / 2025 / TCP6, Dated: 08.08.2025 (Road Pattern Concurrence Issued)
3. Applicant Thiru. Rajakumar and Thiru.Kanagaraja Letter dated Gift deed (Local Body) document No. 3439/2025, Dated: 14.08.2025, and Gift deed (TANGEDCO) document No. 3440/2025, Dated: 14.08.2025

4. Circular from the Director of Town and Country Planning Roc.No.19799/2020, Dated: 24.12.2020.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
9. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. G.O(2u), No.377 Housing and Urban Development Department, Dated: 08.10.2024.
11. G.O.(2F), No. 202 Housing and Urban Development Department , Dated: 13.06.2025
12. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
16. Demand payment Request letter dated:21.08.2025 (Requiring payment of Centage Charge, Sub division charge & Development Charge).
17. Applicant Thiru. Thiru. Rajakumar and Thiru.Kanagaraja, letter dated 21.08.2025, Dated 25.08.2025 (Payment of Centage Charge, Sub division charge & Development Charge).
18. LPA Resolution NO.12, Dated 15.11.2022

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout in – Thoothukudi District, Thoothukudi Thaluk Thoothukudi Local Planning area, Thoothukudi Corporation, Mullakkadu Village-- S.F.Nos. 109,110/1,110/2 - Site Extent – 4.68 Acres (18950.00 sq.m) forwarded to Director of Town and Country Planning for Concurrence.
In the continuation to that the application was forwarded to Director of Town and Country Planning for Concurrence with reference to the letter 2nd cited, road pattern concurrence for the residential layout has been issued by the Director on 08.08.2025. Further the applicant has gifted road and road splay and park areas to the concerned local body by a registered gift deed on 14.08.2025. Hence, the Planning Permission is Issued by This office with following conditions.
1. As per the condition, Layout Approval has been issued for the Residential Layout with number SWP/DTCP/Thoothukudi/Layout No. 143 /2025 and Planning Permission No as 90/2025
2. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed cited in the reference 3 to the concerned local body
3. Further, when the final approval is given by the local body, it is requested to send a copy of the proceedings to this office immediately.
4. After the approval is issued by the local body, it is requested to send the approved residential layout map to the concerned registration department office and land survey department for appropriate information and action.
5. It is also requested to send acknowledgment of receipt of maps and proceeding orders.
6. As per the 14th cited circular, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam websiteSpecial Conditions
1.a) With reference to the 7th cited and 8th cited letter [TNCDBR-2019, Rule No. 47(11)], if the site is located in the Municipal/Corporation areas, only after Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants, the final layout sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.
b) Other than Municipal / Corporation areas, Local bodies 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 12th cited and 13th cited letter, the concerned local body must issue the final approval after transfer of earmarked road, park areas in favour of concerned 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 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 Regulatory Authority. The applicant is hereby requested to follow the protocols as per instruction given by TNRERA.
4.According to the Circular no.12544/14/CB dated 04.07.2014, it is informed that the Directorate of Town and Country Planning Department has not legally certified the title of 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 dispute rises on individual rights, they can settle it before the appropriate competent court of law. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
5. Plots reserved for Economically Weaker Section (EWS) should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold even after a time period of more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots
7.As per TNCDBR 2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs. 28425, Dated: 17.06.2025,
Centage Charges - Rs.50000.00, Dated: 25.06.2025, Sub division charge – Rs.,90000.00 Dated: 21.06.2025, Development Charges – Rs. 37900, Dated 21.06.2025, Enclosure:
12. Layout Original Map and Condition - 2 sets and Gift deed (Local Body) document No. 3439/2025, Dated: 14.08.2025, and– Original

Copy to
1 Thiru.RAJAKUMAR Thiru.KANAGARAJA, No.15,
1st Street, Chidambara Nagar, Thoothukudi - 628 008

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

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

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

6. Superintendent Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO), Thoothukudi Electricity Distribution Circle,Thoothukudi District – 1 Set and Gift deed (TANGEDCO) document No. 3440/2025, Dated: 14.08.2025

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 28425 | 17/06/2025 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 50000.00 | 21/08/2025 |
| 4 | Development Charges | 37900.00 | 21/08/2025 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 90000.00 | 21/08/2025 |

**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:2025.08.26 18:36:05*

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

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# 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.