Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 2/2/26 4:09 PM

From:

Village Panchayat

Nagavedu

To :

.T.Govindasawamy
No:7, Udaiyarpalayam Ambattur,Athipattu, Chennai - 6000058

Online Application Number: NHD9TBXZ

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District
Ranipet District – Nemili Taluk – Nemili Panchayat Union – Nagavedu Village/Panchayat - Survey Number: 12/2A - Site Extent: 5500 Sq.m or 1.36Acres .

Ref :

1. On 22.07.2025, Applicant Mr. T. Govindaswamy Online Application Form was received through Online Application Number: NHD9TBXZ.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Revised Road pattern through District Letter No: RPT/ NHD9TBXZ/50938/2025/TCP on 24.07.2025.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/2690/2025 on 03.06.2025.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. T. Govindaswamy, Recitification Gift deed (Local Body) document no: 2175/2025, Dated: 04.08.2025.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7 . G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16, Department of Municipal Administration and Water Supply, dated:

31.01.2020.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O. (Ms). No.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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant Mr. T. Govindaswamy, Scrutiny Fee Receipt, Dated: 22.07.2025.
15. Applicant Mr. T. Govindaswamy, Demand Payment Request Letter from DTCP, dated: 13/06/2025 and 12.08.2025.
16. Applicant Mr. T. Govindaswamy, Centage Fee, Development Charge and Display Board Payment Receipt, dated:15.06.2025 and 13.08.2025.
17. Applicant Mr. T. Govindaswamy, Flag Day Fund Receipt, dated: 04.06.2025.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
With reference to the 1st Cited letter, applicant has requested for approval of layout in the Ranipet District, Nemili Taluk, Nemili Panchayat Union.
Nagavedu Village/Panchayat, comprised in the Survey Number: 12/2A, Site Extent: 5500 Sq.m or 1.36Acres.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant Director, Ranipet District
Town and Country Planning Office on 24.07.2025. Further the Applicant Mr. T. Govindaswamy has gift deed the road, road splay, Public Purpose & TANGEDCO
Purpose areas have been handed over to The Panchayat President, Nagavedu Panchayat Hence, this layout has been approved.

Body:

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 applicant. 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 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 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 concerned local body must issue the final approval after transfer of earmarked road areas survey number, 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 plot. And under rule 9 concerned local body should collect the 3% Market Lad 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 entitlement to development is verified in the documents submitted with the applicant 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. Display Board Charges – Rs. 10000.00, Dated: 15/06/2025. (Receipt Number 2025061547006, Transaction ID 1622370739533)
2. Development Charges – Rs.11000.00, Dated:13/08/2025. (Receipt Number 2025072250938, Transaction ID 3255851400355)
3. Scrutiny Fee - Rs. 8250.00, Dated: 22/07/2025. (Receipt Number 2025072250938, Transaction ID 8989954801535)
4. Centage Fee - Rs.10000.00, Dated: 13/08/2025. (Challan Number 20250813004033 Challan Date 13-Aug-2025 Payment Date 13-Aug-2025)
5. collect Rs.1000 as scrutiny fee for each plot Fee changes- Rs. 26500.00
Transaction ID: 11000344083440 , Dated: 09/01/2026.
7. collect the 3% Market Land Value as Land Fees onversation charges, - Rs. 12240.00
indian Bank challan No: 20260112007731, Dated: 12.01.2026.
8. Nagavedu Village Panchayat Resolition No: 318/2026.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2026.02.02 16:09:31

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.