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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26 **Date:** 4/24/26 3:47 PM

From:

Village Panchayat

Kottur thottam

To :

Anbarasan Selvam,
NO 4/220, Asesham, Sangara Nagar,
Mannargudi, Mannargudi Post, Thiruvarur Dist,
Tamil Nadu - 614001

Najeem Sulaiman,
S/O Sulaiman, NO 55 A,
Rahmath Nagar,
Muthupet, Thiruvarur,
Tamil Nadu – 614704

Online Application Number: 01YFUC78

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of 8075.00 Sq.m in S.Nos.124/3, 125/1A1A1A1 of Kottur Thottam Village and Panchayat – Kottur Panchayat Union – Mannargudi Taluk - Thiruvarur District – Final Approval - Reg.

Ref :

1. Applicant Thiru.S.Anbarasan and S.Nazeem, Mannargudi Application Ref No: 01YFUC78/2026 TVR dated:26.11.2025.
2. District Town and country planning Office, Thiruvarur District Letter No: 01YFUC78/2026 TVR Dated:24.12.2025.(Road Pattern Issued)
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4 The Agriculture Department, Thiruvarur District Dry Land NOC vide Proc. No.E4/10543/2024, Dated:23.12.2025
5. Applicant Thiru.S.Anbarasan and S.Nazeem, Mannargudi Application Ref No:01YFUC78/2026 (Rectification Deed Document no:298/2025 Dated:30.12.2025, 360/2026 Dated:06.02.2026 and 558/2026 Dated:19.02.2026).
6. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020and 16.07.2022.
11. Government Letter No.19113/Nov4(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. Demand payment Request Letter, Dated: 24.12.2026 and 26.03.2026 (Requiring payment of OSR and Centage Fees).
15. Applicant Thiru.S.Anbarasan and S.Nazeem, Mannargudi Application Ref No:01YFUC78/2026TVR dated:26.03.2026 (Payment of OSR & Centage Fees).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

Body:

"AS NAGAR" Residential Layout on 8075.00 Sq.m in S.F.Nos: 124/3 and 125/1A1A1A1 at Kottur Thottam Village and Panchayat – Kottur Block Panchayat - Thiruvarur District – Technical Concurrence issued has been given by District Town and Country Planning Office, Thiruvarur District, numbered 01YFUC78/2026 TVR Dated:24.12.2025.(Road Pattern Issued)

It is hereby ordered that the final approval of the Special Officer/ Block Development Officer (V.Pt) for the AS NAGAR new Residential Layout, subject to the conditions found in the annexure, on the basis that all the above donations have been received on the basis of the government guidelines, and the fees payable have been paid to the appropriate government head.

1. As per the condition, the layout has been approved, and the approved assigned to the layout is SWP/DTCP/TVR/LAYOUT NO: 32/2026. The approved layout Plan is enclosed herewith for taking further action in this regard.

2. No alteration shall be made to road dimensions, road layouts, and dimensions of public allotments,

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvarur
Date:2026.04.24 15:47:20

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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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.