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RE REGULATORY RECORD

# RERA Document

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# Layout Application - Final Approval Letter

Roc No: 225765/2025-26 **Date:** 3/9/26 2:53 PM

From:

Village Panchayat

Mariyamman kovil street, Poravacheri Panchayat

To :

Mars property Developers and one others
3/7,Main road ,
Poravacherry,Nagapattinam,,,Poravacheri,
Nagapattinam,Nagapattinam,611001

Online Application Number: C3R5ZK4K

Sir/ Madam,

Sub :

Residential Layout - Office of the Nagapattinam District Town and Country Planning -Nagapattinam District – Nagapattinam
Taluk– Nagapattinam Panchayat Union – Poravacherry Panchayat / Village –, S.F.No. 83/2, 83/3, 84/1, 84/2 and 85/1, Site
Extent of 36300.00 Sq.m (8.96Acre) –Planning permission issued - forwarded for further action

Ref :

1. The Applicant M/s.Mars property Developers and one others,Nagapattinam, Application No. C3R5ZK4K/2026, Dated:23.02.2026.
2. Assistant Director/Deputy Director i/c, District Town and Country Planning Office Letter No: C3R5ZK4K Road Pattern Issued on dated: 05.03.2026.
3. Applicant M/s. Mars property Developers and one others,Nagapattinam, Letter Gift deed (Local Body) document No.677/2026, dated:06.03.2026
4. Collector, Nagapattinam District, Letter no. NE.MU.E/ 2553/2025, Dated 22.09.2025.
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
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.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.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4(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. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 06.03.2026 (Requiring payment of Centage Charge, Development charge, and Subdivision Charge)
16. Applicant M/s.Mars property Developers and one others,Nagapattinam, (Payment of Centage Charge, development charge, Sub division Charge).
17. CLPA, nagapattinam local planning area resolution no.02 date:22.01.2026.

With reference to 1st cited Letter the applicant has requested for the approval of Residential Layout at Nagapattinam District Town and Country Planning, Nagapattinam District, Nagapattinam Taluk, Nagapattinam Panchayat Union, Poravacherry Panchayat / Village, S.F.No. 83/2, 83/3, 84/1, 84/2, 85/1, Site Extent of 36300s.qm (8.96Acre) . In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director/Deputy Director i/c, Nagapattinam District Town and Country Planning on 27.02.2026. Further the applicant has submitted gift deed of road and road splay areas, PP-1 site area reserved for public purpose by handing over to the local body on 16.06.2025 and 04.03.2026. Hence, this residential layout is given approval with following conditions.

Body:

1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], 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 applicants after collecting the necessary fees 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: 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.

With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favor of concerned local body.

2. 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 Land 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)
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.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Nagapattinam*
*Date:2026.03.09 14:53:14*

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

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/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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