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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 113/2024 **Date:** 9/12/25 12:43 PM

From:

Executive officer

1,Nalluoorani Thenkarai,Nerkuppai,Thiruppathur(Tk),Sivagangai(Dt),630405

To :

Thiru. S. Suresh Babu,
Plot No. 21, North Street,
Sinthupoondhurai,
Thirunelveli District

Online Application Number: X6N9WGSV

Sir/ Madam,

Sub :

Sivagangai District – Nerkuppai Town Panchayat – Ward No.1, Pariyamaruthupatti, Survey No.362/1A2, 1B,3A, 363/2A, 4A, measuring 19,775 sq.m, sub divided into 109 residential plots – Technical approval granted – “Marudha Viruksha Garden” – Regarding layout approval.

Ref :

1. Recommendation of the Sivangangai, District Town and country Planning Department officer, ROC. No.SWP-X6N9WGSV/2024/2024/TCP, dated 20.09.2024.
2. This office letter No dated on 19.08.2025.
3. Resolution passed by Nerkuppai Town Panchayat council Resolution No.59/2025, dated 11.09.2025.
4. Related documents

Body:

Based on the recommendation of the Sivangangai, District Town and country Planning Department officer, regarding the land in Ward No.1, Pariyamaruthupatti, Survey Nos. 362/1A2, 1B3A, 363/2A, and 4A, measuring 19,775 sq.m, and considering the Nerkuppai Town Panchayat Council Resolution, technical approval is hereby granted for the subdivision of the said land into 109 residential plots under the name “Marudha Viruksha Garden”.
This approval is granted subject to the conditions laid down by the authorities, including compliance with rules, regulations, and layout guidelines. The plots can be sold and

registered only after fulfilling the conditions specified.
Accordingly, technical approval for the subdivision of 109 plots has been issued, and the details are recorded in the approval register.
1. As per the recommendation of the Sivangangai, District Town and country Planning Department officer, ROC.No.SWP-X6N9WGSV/2024/2024/TCP, dated 20.09.2024, the conditions prescribed therein must be strictly followed.
2. Before granting building permission, the developer must transfer the roads and open space reservation (OSR) areas earmarked in the layout to the local body by executing a registered gift deed, free of cost.
3. In the approved layout area: No plot shall be used for purposes other than residential.The earmarked plots for public purposes (roads, parks, OSR, etc.) shall be used only for those purposes. No residential building shall be constructed in areas meant for public purposes. All such earmarked areas must be handed over to the local body before the registration of house sites.
4. The minimum road width within the layout must be as follows: Internal layout roads shall not be less than 7.2 meters (24 feet). For roads exceeding 12 meters width, service lanes of 3.0 meters must be provided. The layout must comply with the Development Control Regulations prescribed by the Director of Town and Country Planning. As per these rules, for a population of 1,800 (approx. 240 houses), adequate road width and connectivity to the main road must be provided.
5. Setbacks (open space around each plot/building): Every plot must maintain the required side and rear setbacks as per planning rules, and no encroachments will be permitted.
6. For corner plots: Proper corner cuttings (splay) must be provided for road visibility and safety.
7. Minimum plot size: No plot less than 50 sq.m and more than 67% coverage shall be approved. Buildings shall not be constructed violating this condition. Construction must comply with the Tamil Nadu Town and Country Planning Act and allied rules.
8. Foundation work: No foundation work shall be started without obtaining prior approval from the authorities. Foundations laid without such permission will be deemed unauthorized and action will be taken.
9. In the open space reservation (OSR) area, trees must be planted at intervals of 9.00 meters, and shade-giving trees must be planted at intervals of 1.00 meter along the boundary.
10. Before constructing any buildings in the approved layout, prior permission must be obtained from the local body.
11.Shops earmarked in the approved layout must only be used for shops. Residential buildings must not be constructed on such shop plots, and shop plots should not be used for residential purposes.
12. Temples, prayer halls, or places of worship shall not be constructed in the areas earmarked for shops. Such earmarked plots should only be used for the specified purposes.
13. For parks, public use, burial grounds, or cremation grounds, the earmarked sites must be handed over to the Panchayat/Local Body without fail. The Local Body must maintain these facilities permanently.
14. Encroachments on the layout's roads, public streets, public paths, open spaces, or parks by compound walls, gates, or other obstructions must be removed before final approval of the layout.
15. The developer/promoter must hand over all roads and Open Space Reservation (OSR) areas to the Local Body through a registered gift deed after proper development. The roads must be formed and blacktopped as per specifications. If the developer fails to do so, the Local Body may carry out the works and recover the expenses. The developer must also register this project under the Real Estate Regulatory Authority (RERA) and provide proof of such registration.
16. As per the Tamil Nadu Town and Country Planning Act, 1978, layout approval does not in any way confer building approval. Any construction must comply separately with the Act and its rules.
17. After approval, the developer must erect a permanent display board of size 6' x 4' at the site, showing the layout approval number, date, and details, and it must be maintained permanently.
18.When selling or advertising the approved plots, the developer must clearly mention the approved layout number and date in all sale deeds and advertisements. If not, it will be considered a violation, and necessary action will be taken against the developer under relevant rules before registration of plots.

Details of the Approved Layout
Total Extent of Land -19775 sq.m
Number of Plots-109
Reserved Areas:
1. For Roads and Passages -7555.74 sq.m

2.Park-1397.10 sq.m
3. Open Space Reservation (OSR)-74.84 sq.m
4. Public Purpose & Common Facilities-74.84 sq.m

Enclosure: Final approval layout diagram

Copies are submitted to:

1. District Town Planning Officer, Sivagangai.
2. Assistant Director (Town Panchayat) Sivagangai Zone, Sivagangai.
3. Sub Registrar, Sub Registrar office, Ponnamaravathi.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Sivagangai
Date:2025.09.12 12:43:50

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.