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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: 177/2025/A1 **Date:** 7/31/25 7:37 PM

From:

Executive officer

Nannilam Town Panchayat Office
1, kuchipalaya Street, Nannilam(tk), Nannilam 610105.

To :

Mr. M. Selvam, S/O. Meiyappan, 143, South Street, Maharajapuram, Nannilam Taluk, Thiruvarur District

Online Application Number: F8U2AP7R

Sir/ Madam,

Sub :

Layout - Nannilam Selection Grade Town Panchayat - Thoothukudi Revenue Village No. 59/8 and 59/9 - Regarding the approval and issuance of permission and order for the plot of land set up in the area of 14350 square meters.

Ref :

1. Letter from the Deputy Director of District Town and Country Planning, District Town and Country Planning Office, Thiruvarur, No. 45190/TVR/2025/TCP dated 30.04.2025.
2. Application of Mr. M.Selvam, S/o.Meiyappan, 143, South Street, Maharajapuram, Nannilam Taluk, Thiruvarur District, dated 02.05.2025.
3. This office is subject to the Resolution No. 447 of the Town Panchayat Council. Dated 26.05.2025.
4. Letter from the Deputy Director of District Town and Country Planning, District Town and Country Planning Office, Thiruvarur, No. 45190/TVR/2025/TCP dated 30.05.2025.
5. This office memorandum is No. 177/2025/A1. Dated 03.06.2025.
6. This Office Letter is No. 177/2025/A1. Dated .12.06.2025.
7. Tamil Nadu Power Generation and Distribution Corporation Limited Online Receipt No. PGNSBI761009751 Dated 05.07.2025..
8. Application of Mr. M.Selvam, S/o.Meiyappan, 143, South Street, Maharajapuram, Nannilam Taluk, Thiruvarur District, dated 21.07.2025.
9. This office's letter No. 177/2025/A1, dated 25.07.2025.
10. The Registrar, Registrar's Office, Nannilam letter No.134-1/2025 dated 28.07.2025.
11. This office's letter memorandum No. 177/2025/A1. Dated 28.07.2025.
12. This office is subject to the Resolution No. 470 of the Town Panchayat Council. Dated

30.07.2025

13. Related documents .

Body:

Order

As per the letter from the Deputy Director of Urban Planning, Thiruvarur City, seen in View 1, approval has been given to construct a plot of land with an area of 14350 square meters in Revenue Village No. 59/8 and 59/9, Thoothukudi. As seen in View 2, the landowner has stated that he will hand over the land allocated for roads and public use by way of a charter.

As seen in Figure 3, as per the resolution of the Town Council, permission was granted to encroach upon the land allocated for roads and public use. Accordingly, the total area covered by roads and waterways is 3981.30 sq.m. The total area of parks is 1060.53 sq.m. The total area for public use of the town is 53.72 sq.m. The total area to be handed over to the Tamil Nadu Electricity Board is 53.03 sq.m. The Executive Officer has registered a deed of donation in the name of Nannilam Town Panchayat. (Deed Registration Document No. 1/1498/2025 Dated 28.05.2025)

As seen in View 4, final approval has been granted for the technical approval for the land division. In the letter from this office, seen in View 6, an application was made through the website requesting that an appropriate assessment be prepared and a notice be issued for the installation of street light poles and power lines in the above plot.

Following that, a request for payment of the assessment amount of Rs. 3,55,168/- (Rupees Three Lakh Fifty Five Thousand One Hundred and Sixty Eight Only) has been received through the website. Accordingly, as seen in View 7, the landowner has requested an estimated amount of Rs.3,55,168/- for the construction of street light poles and power lines in the said land. He has paid the amount online to Tamil Nadu Electricity Generation and Distribution Corporation Limited and submitted a copy of the receipt (Receipt No. PGNSBI761009751 dated 05.07.2025).

In the memorandum letter of this office seen in View 5, it was instructed to inform this office that the basic facilities such as tarmac facilities, street lighting facilities, drinking water facilities and drainage facilities have been completed in the above-mentioned plot. As seen in View 8, the owner of the plot has stated that all basic facilities have been provided in the said plot. Following this, the Executive Officer conducted a site inspection on 22.07.2025 and confirmed that basic facilities had been provided.

The market value of the above plot of land was requested from the Sub-Registrar's Office through the letter

Signature valid

Signed by: Executive Officer
Location:Tiruvarur
Date:2025.07.31 19:37:15

Executive officer

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.