Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

That is to say, two No's of clear and readable approved drawings are enclosed herewith such as DTCP approved Drawing Nos. 1) **LP/DTCP/10/2009** revises the previous approved drawing LP/DTCP/90/2004 and 2) **LP/DTCP/03/2020** revises the previous approved drawing LP/DTCP/10/2009.

Query No.2

Please clarify for the extent covered in the layout along with the sketch marked the extent of present approval and lands excluded (Under "Writ"). Provide details of the 880 plots mentioned in the already approved, and details of the site for the present proposal of 293 Plots.

Reply with clarification to Query No.2

The extent covered in the layout for 293 plots in Phase-III (as per approved layout No. **LP/DTCP/03/2020), is 10.60 Acre (42911 Sqm), for which RERA approval No. is requested by making necessary payment for 42911 Sqm @ Rs 5 per Sqm = Rs 2,14,555/-, Say Rs 2,14,560/- paid vide on-line transaction Ref. No.2901846078 dated 30.03.2026**

The further clarification for the 293 plots with 42911 Sqm is shown with the following breakdown.

Sl.No	Plot Type	Plot No	No of plots	Plot size and area	Total Area in Sqm
1	C-type	1 to 283	283	12m x 12m =144 sqm	40752.00
2	B-type	615 to 621	7	9m x 15m=135 sqm	945.00
3	Shops	1 to 3	3		1210.24
Total Sqm					42907.24
Say Total Sqm					**42911.00**

Further, the necessary Layout with sketch is marked for the above extent of 42911 sqm and lands excluded under "Writ", are also marked in the same layout.

The breakdown details for 880 Plots are tabulated as below in brief.

S.No	Plot Type	Plot Size and area	No of plots	**Total Extent in Sqm**
1	A-type	12m x 18m	266	**157685.50 Sqm**
2	B-Type	9m x 15m	614	

Thus, the total saleable Extent for 293 plots and 880 plots together is **(42911.00 Sqm+ 157685.50 Sqm respectively) =200596.50 Sqm.** Out of 880 plots, 767 plotted ADS scheme was formulated **at Pattinamkathan Phase-I**. All 767 plots were subsequently sold out and in the remaining 113 B-type residential plots, the housing scheme was proposed **at Patinamkathan Phase-II** for construction of 92 MIG Houses by excluding 21 irregular sized plots in the scheme boundary. Due to poor demand, only 20 MIG Houses were built and sold out. The balance 72 B-type plots (92-20=72 Plots) are proposed for selling as plots itself as per Board's approval and 44 plots were already sold out and 28 plots remain unsold till date.

Ext - 141230.60 m² - Pattinamkathan Phase - I - A-266, B-501 } 767 NOS

Ext - 16455.00 m² - pattinamkathan phase - II - B - 113 NOS

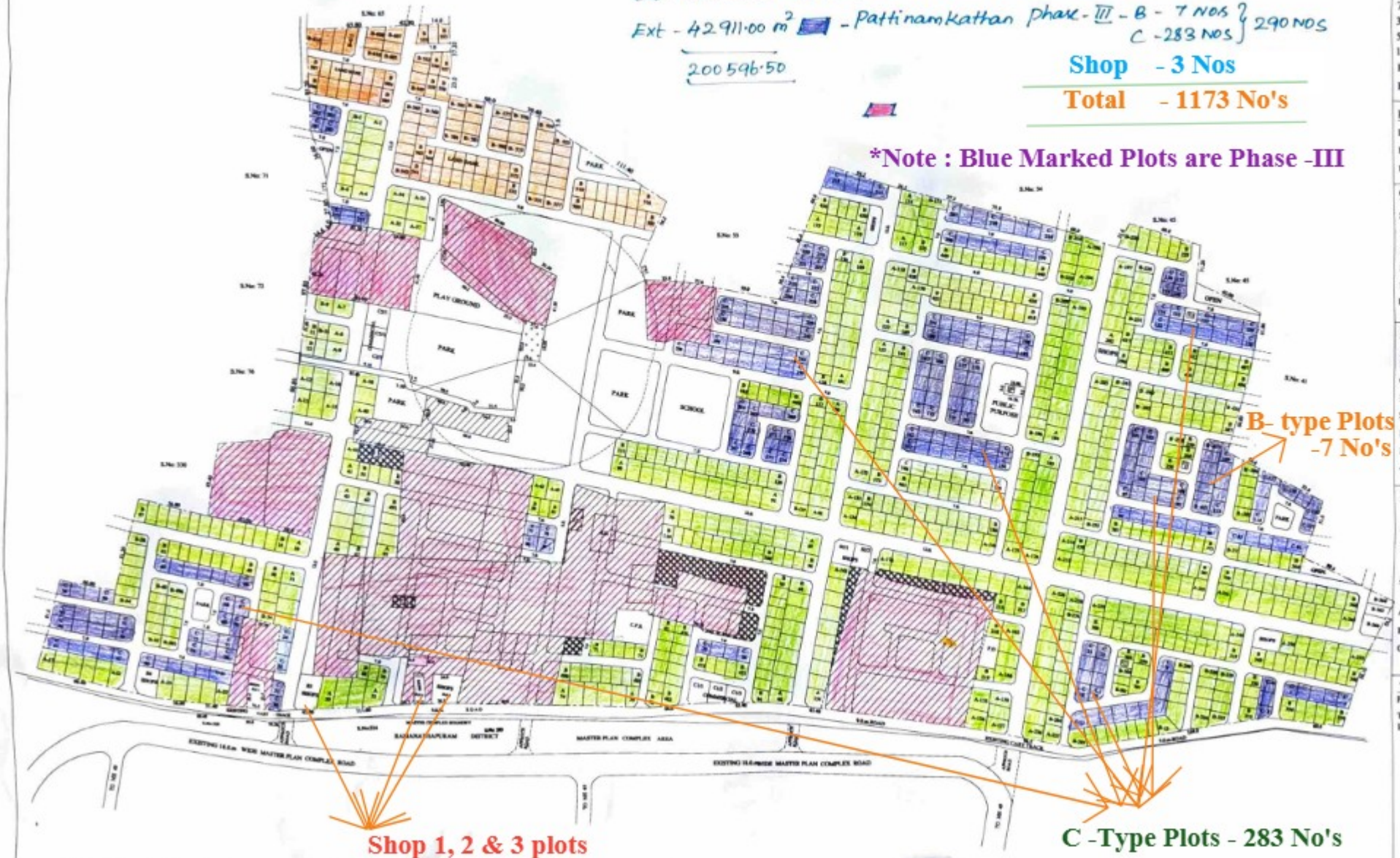
Ext - 42911.00 m² - Pattinamkathan phase - III - B - 7 NOS, C - 283 NOS } 290 NOS

200596.50

Shop - 3 Nos

Total - 1173 No's

***Note : Blue Marked Plots are Phase -III**



TAMILNADU HOUSING BOARD
RAMANATHAPURAM HOUSING UNIT

REVISED LAYOUT FOR HOUSING SCHEME IN S.No:-42/1 to 6, 43/1to4,44/ 1to 5,56/ 1to 6, 57/1 A,1B,3to7,4B,5A,6A,6B1A,6B2,6B3,6C, 7B1,7B2,59/1,2,3&4,69/3,4,329/4,5,331/3A,3B, 3C,4A,4B,5B,6A,6B,7,9,11,332/1B2,4A,4B,4C, 5A1B,5A1C,5A3,5A4,7,10A2,10B,10D,342 / 1A 1B1,1B2A,2,3A,3B4,343 / 1to4 OF PATTINAMKATHAN VILLAGE, RAMANATHAPURAM,TALUK & DISTRICT.

REFERENCE

LAYOUT BOUNDRY-EXTENT:	41.60.5.0 HEC
LAND UNDER POSSESSION OF TNHB:	33.36.00 HEC
LAND UNDER WRIT:	8.24.50 HEC

COLOUR INDEX

SCHEME BOUNDRY	
EXISTING ROADS	
PROPOSED ROADS	
LAND WRIT	
PROPOSED B TYPE FLATS	
PROPOSED C TYPE FLATS	
PROPOSED NEW SHOPS	

LAND USE DETAILS

RESIDENTILS AND FUTURE DEVELOPMENT	200596.50	60.14%
COMMERCIAL	6005.50	1.80%
PUBLIC PURPOSE	1869.00	0.56%
SCHOOL	3739.00	1.12%
PARK,CPS,OPEN,PLAY GROUND	34550.00	10.35%
ROADS	86840.00	26.03%
TOTAL	333600.00	100.00%

PLOT DETAILS(Already Approved)

	SIZE IN METRE	No.of.Plots
A TYPE	12.0 m x 18.0 m	266
B TYPE	9.0 m x 15.0 m	614
	TOTAL	880

AS PER REVISED LAYOUT

	SIZE IN METRE	No.of.Plots
A TYPE	12.0 m x 18.0 m	266
B TYPE	9.0 m x 15.0 m	621
C TYPE	12.0 m x 12.0 m	283
	TOTAL	1170

THIS REVIES THE LP/DTCP/10/2009.
FILE No: 16725 / 03-LA-1

TNHB.TP.No.25/2007.
FILE No: TP.2 / 21112 / 2007.

நகர் ஊரமைப்பு - சிவகங்கை மண்டலம்

தமிழ்நாடு விற்பனைதி வாரியம், இராமநாதபுரம் விற்பனைதி பிரிவு இராமநாதபுரம் மாவட்டம்வட்டம்/ராட்சி ஒன்றியம் பட்டினம்காத்தான் கிராமம் நில அளவை எண்கள்42/1 to 6, 43/1to4, 44/1to5, 56/1to6, 57/1A,1B,3to7, 52/2,4B,5A,6A,6B1A, 6B2,6B3,6C,7B1,7B2, 59/1,2,3,4, 69/3,4, 329/4,5, 331/3A,3B,3C, 4A,4B,5B,6A,6B,7,9,10, 332/1B2,4A,4B,4C,5A1B,5A1C,5A3, 5A4,7,10A2,10B,10D, 342/1A,1B1,1B2A,2,3A,3B,4, 343/1to4 இல் ஒப்பதலளிக்கப்பட்ட மனைப்பிரிவில் "Future Development" என ஒதுக்கப்பட்ட இடத்தில் கூடுதல் மனைகள் உத்தேசித்து திருத்திய முதல் வரைபடம்

கோப்பு எண் - 9084/2018 SR2

அளவு திட்டம் - 1:400

வ

மனைப்பிரிவின் பரப்பளவு விபரம்

மனைப்பிரிவின் மொத்தப் பரப்பளவு - 41.60.50.ஹெக்டேர்

தகவல் வரைபடத்துள்ள பரப்பளவு - 33.36.00.ஹெக்டேர்

WRIT - இல் உள்ள பரப்பளவு - 8.24.50.ஹெக்டேர்

குறிப்புகள்

மனைப்பிரிவின் எல்லை

நிலையிலுள்ள சாலை

உத்தேச B வகை மனைகள்

உத்தேச C வகை மனைகள்

உத்தேச கடை மனைகள்

பிற்கால உபயோக இடம் (FD)

WRIT-இல் உள்ள இடம்

மனையிட பரப்பளவு விபரம்

குடியிருப்பு மனைகள் மற்றும் பிற்கால உபயோக இடம்	200596.50	60.14%
வணிக உபயோக இடம்	6005.50	1.80%
பொது உபயோக இடம்	1869.00	0.56%
பள்ளிக்கூட உபயோக இடம்	3739.00	1.12%
பூங்கா, திறவ்டம், விளையாடுமிடம்	34550.00	10.35%
சாலைகள்	86840.00	26.03%
மொத்தம்	333600.00	100.00%

பழைய ஒப்புதலளிக்கப்பட்ட மனையிட விபரம்

மனை விபரம்	அளவுகள் மீ	எண்ணிக்கை
A வகை மனை	12.0மீ x 18.0மீ	266
B வகை மனை	9.0மீ x 15.0மீ	614
	TOTAL	880

கூடுதல் ஒப்புதலளிக்கப்படும் மனையிட விபரம்

மனை விபரம்	அளவுகள்-மீ	எண்ணிக்கை
B வகை மனை	9.0மீ x 15.0மீ	007
C வகை மனை	12.0மீ x 12.0மீ	283
கடை மனை		003
மொத்தம்		293

ம.வ.தி.ஊ.து.இ(சி.ம)எண் :66/2020

(THIS REVIES THE LP/DTCP/10/2009, and REREVIES THE LP/DTCP/90/2004.)

நகர் ஊரமைப்பு துணை இயக்குநர்
சிவகங்கை மண்டலம், சிவகங்கை

2.11.2020

K. ஜெயபிரகாஷ்
SOUTH/2019
மாவட்ட ஆட்சியர்
இராமநாதபுரம்

ASSISTANT ENGINEER,
Ramanathapuram Housing Unit,
RAMANATHAPURAM.

Executive Engineer & A.D.O
Ramanathapuram Housing Unit

பட்டாவுடன் சார்ந்துள்ள நில அளவை மனைப்பிரிவு
தனி அலுவலர் உத்தரவு,
ந.க.எண். 66/ம.அ.ம.வரு /2020 நாள் 21/12/20
293/- மனைகளுக்கு அனுமதி வழங்கி
ஆணையிடுகிறது.

தனி அலுவலர்
பட்டினம்காத்தான் முதல் நிலை பேரூராட்சி

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

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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.