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REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

## Layout Application - Final Approval Letter



Roc No: 225752/2025-26

Date: 2/25/26 5:18 PM

From:

Village Panchayat

Mela steet, Andhanapeetai Panchayat

To :

Adhimurugan Anandhi  
NO-91 Akkaraikulam East bank  
Melakottaivasal  
,Andanapeetai,Nagapattinam,Nagapattina

Online Application Number:

5EL0FNJM

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office - Nagapattinam District,  
Nagapattinam Taluk,  
Nagapattinam Panchayat union, Ananthapettai Village –S.F No. 58/2C and 58/3A, Extent - 1695.00 Sq.m  
patta area (0.42 Acre)  
-Technical Clearance/ Concurrence/ Planning permission issued- Forwarded for further action

Ref :

1. Application (Reference No: 5EL0FNJM) received through Single Window Portal from Tvl. Adhimurugan and Anandhi, Nagapattinam, Dated: 15.12.2025
2. Road pattern plan approved by the District Town and Country Planning Of Planning Office, Nagapattinam, Dated:30.01.2026
3. CLPA, nagapattinam local planning area resolution no.02 date:22.01.2026
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated:24.12.2020
5. Gift deed document No. 4130/2025, On 22.12.2025 and 394/2026, Dated:13.02.2026 Uploaded by the Applicant Tvl. Adhimurugan and Anandhi, Nagapattinam , Dated:14.02.2026.
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. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 ,  
G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020 and G.O. No.181,

Housing and Urban Development Department, Dated: 09.12.2020.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

11. Government Letter No.19113 / Nov 4 (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. G.O. No.53, Housing and Urban Development Department, Dated: 28.02.2024

15. Demand raised for payment of Centage charges, Display Board Fees, subdivision charges, development fee respectively dated: 17.02.2026.

16. Payment of Centage charges, Display Board Fees, subdivision charges, development fee received from the applicant respectively on 17.02.2026.

17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential layout to an Extent of - 1695.00 Sq.m patta area ( 0.42 Acre) in the land bearing S.F No. 58/2C, 58/3A – at Ananthapettai Village, of Nagapattinam Panchayat Union, of Nagapattinam Taluk, Nagapattinam District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for Roads, and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Centage charges and Display Board fees, Sub division fees, Development charge received vide reference 16th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned layout subject to the following conditions:

- 1.The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is assigned as s L.P. / D.T.C.P. (Nag) No.05/2026.
- 2.The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
- 3.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
- 4.Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.



# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

