PP APPROVAL RECORD

# Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
**Layout Approval**

ISSUING AUTHORITY
**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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**Town and Country Planning Department(Planning Permission)**

Kajamalai Main Road,

ROC No. SWP/2KQOLCTL/62393/2026/2026/TCP Date : 07/04/2026

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

The Special Officer/Block Development Officer(V.P),
Maruthandakurichi Panchayat,
Andhanallur Panchayat Union,
Srirangam Taluk,
Tiruchirappalli District.

Sir/ Madam,

Sub : Residential Layout Approval – District Town and Country Planning Office - Tiruchirappalli District – Tiruchirappalli LPA AREA – Srirangam Taluk – Andhanallur Panchayat Union – Maruthandakurichi Panchayat – Maruthandakurichi Village - S.F.Nos. 34/1A, 34/2, 34/3 – Extent - 03.87 Acres or 15700.00 Sqm - Technical clearance issued – forwarded for further action - Reg.

Ref : 1. Applicant. M/s. VSMC LOGISTICS PARK PRIVATE LIMITED, received via single window portal Reference No. SWP/2KQOLCTL /62393/2026,
Dated: 28.02.2026.
2. District Town and country planning Office, Tiruchirappalli District Letter No. SWP/2KQOLCTL /62393/2026/TCP, Road pattern issued on
dated:24.03.2026.
3. Joint Director, Agricultural department Letter, Dated. Nil. (Planning Area.)
4. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5.Applicant. M/s. VSMC LOGISTICS PARK PRIVATE LIMITED, Gift Deed Submitted letter dated: 26.03.2026. (Gift Deed Doc. No.1897/2026,
Dated:26.03.2026.)
6. G.O.138, Housing and Urban Development Department, Dated:04.06.2004.
7. 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.
8. G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
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/Nov4(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. Demand payment Request Letter, Dated: 31.03.2026. (requiring payment of Centage Fee, Display Board Fee, Development Charge, Sub
Division Charge)
15. Applicant. M/s. VSMC LOGISTICS PARK PRIVATE LIMITED, Payment paid Submitted Letter Dated: 31.03.2026. (Payment of Centage Fee,
Display Board Fee, Development Charge, Sub Division Charge)
16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential Layout Approval Comprised in S.F.Nos. 34/1A,
34/2, 34/3 of Maruthandakurichi Village, Maruthandakurichi Panchayat, Andhanallur Panchayat Union, Srirangam

Taluk, Tiruchirappalli District,
Tiruchirappalli LPA Area an extent of Extent 03.87 Acres or 15700.00 Sqm. Hence, this residential Layout Approval has been approved with
below conditions.

1.As per the condition, the Layout Approval has been approved and approved number issued as L.P/JD DTCP(TD) No: 65/2026 (Planning
Permission No. 52/2026) and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per
Condition no.9 (b).

3. After the approval of the local body. It is requested to send the approved residential Site Approval map to the concerned registration
department office and land survey department for information and appropriate action

4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

5. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam
website Special Conditions

Special Conditions
1.a) With reference to the 8th cited and 11th cited letter, 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 fee the final Site Approval sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s)
directly and 10th cited Letter, May allow the owners/developers either to carry out Infrastructure Development Works to the standards
specified by the concerned local body or to pay the estimate cost to the local bodies.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final Site Approval 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.
2. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked road,
park areas S.F.No sub-division in favour concern local body.
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
4. According to the Circular No.12544/14/CB, dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has
not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to
development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc)Any person wishing
to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual
rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the
right organization to decide this.
5 .As per TNCDBR-2019 the following fee and charges are collected as follows:

1. Scrutiny Fee – Rs. 23550/-, Date: 28.02.2026.
2. Centage Charge – Rs. 42000/-, Date: 31.03.2026.
3. Development Charge – Rs. 24000/-, Date: 31.03.2026.
4. Display Board Deposit Fee – Rs.1500/-, Date: 31.03.2026.
5. Sub Division Charge - Rs. 56000/-, Date: 31.03.2026.

6. 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 plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land
conversation charges, before issuing the final approval in the following head of account
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)

SITE APPROVAL CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Site Approval
Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country
Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Site Approval Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above
two conditions.
4. The plots shown in approved Site Approval plan should be used only for the construction of residential houses other than the plots selected
for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in
Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as
shown on the approved Site Approval Plan.
6. The hollowed part of the Site Approval should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of
the road boundary.
8. The applicant must obtain approval regarding the plots/ Site Approval. Also, before constructing the buildings in the plots, the applicant
should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any
problem arises regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof
(gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the Site Approval plan from the district Town and country planning office, the approved Site
Approval plan shall be permanently published at the entrance of the Site Approval without any change / release fir public view through a 6’ x
4’ permanent display board along with the details of resolution number and date of approval of the Site Approval.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no
right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the Road Certificate and land ownership and the documents submitted for consideration are found to be
incorrect or if there is a situation where the Planning Permission/Concurrence approval for the plot may be affected, the planning permission/concurrence approval granted to the Site Approval will be cancelled by the District Town and Country Planning Office without any
prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order

shall be compulsorily
provided to the purchasers while selling plots for sale.

Joint Director/Member Secretary(FAC),
District Town and Country Planning Office,
Tiruchirappalli District.

To
The Special Officer/Block Development Officer(V.P),
Maruthandakurichi Panchayat,
Andhanallur Panchayat Union,
Srirangam Taluk,
Tiruchirappalli District.

Copy to:
1. Assistant Director,
Department of Land Survey and Records,
Tiruchirappalli District.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building, No.133, G-Block,
I st Avenue, Anna Nagar (East), Chennai-600 102.

3.M/s. VSMC LOGISTICS PARK PRIVATE LIMITED,
No. 2074/2, 4 th Floor, S.S.Tower,
Trichy Road, Coimbatore - 620 005

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 23550 | 28/02/2026 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 42000.00 | 31/03/2026 |
| 4 | Development Charges | 24000.00 | 31/03/2026 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 56000.00 | 31/03/2026 |

**Joint Director/Deputy Director/Assistant Director(i/c)**
**District Town and Country Planning,**

Enclosure

1.Layout original map and Condition – 2 set

**Tiruchirappalli District.**

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

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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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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.