PP APPROVAL RECORD

Planning Permission

Survey 118/2 and 1 more

Vellithirumutham, Srirangam taluk

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.

Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. SWP/AY4VNHFO/64328/2026/TCP Date : 09/06/2026

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

The Commissioner,
Tiruchirappalli Corporation,
SrirangamTaluk,
Tiruchirappalli District.

Sir/ Madam,

Sub : Residential Layout Approval – District Town and Country Planning Office - Tiruchirappalli District –Tiruchirappalli LPA Area–SrirangamTaluk–Tiruchirappalli Corporation – Vellithirumutham Village – Ward-C– Block-02–T.S.Nos.118/2, 118/3–Extent - 02.13Acres or 8620.00Sqm- Technical clearance issued – forwarded for further action - Reg.

Ref : 1.Applicant.M/s.KNRC PROMOTERS, received via single window portalReference No. SWP/AY4VNHFO/64328/2026, Dated:11.04.2026.

2.District Town and country planning Office, Tiruchirappalli District Letter No.SWP/AY4VNHFO/64328/2026/TCP, Road pattern issued on
dated:02.06.2026.

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.KNRC PROMOTERS, Gift Deed Submittedletterdated:08.06.2026.(Gift DeedDoc. No.1799/2026, Dated:03.06.2026.)

6.G.O.138, Housing and Urban Development Department, Dated:04.06.2004.

7.G.O.18, Department of Municipal Administration and WaterSupply,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.Demandpayment Request Letter, Dated:08.06.2026. (requiring payment of Centage Fee, Display Board Fee, Development Charge, Sub Division

Charge)

15.Applicant.M/s.KNRC PROMOTERS, Payment paid Submitted Letter Dated:08.06.2026.(Payment of CentageFee, 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 T.S.Nos.118/2, 118/3 of
Ward-C, Block-02, Vellithirumutham Village, Tiruchirappalli Corporation, Srirangam Taluk, Tiruchirappalli District, Tiruchirappalli LPA Area an extent of
Extent 02.13Acres or 8620.00Sqm. 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:140/2026 (Planning Permission
No.111/2026) and enclosed with2 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.13013/-, Date: 11.04.2026.
2. OSR Charge – Rs.435575/-, Date: 07.06.2026.
3. Centage Charge – Rs.15000/-, Date: 08.06.2026.
4. Development Charge – Rs.13500/-, Date: 08.06.2026.
5. Display Board Deposit Fee – Rs.1500/-, Date: 08.06.2026.
6. Sub Division Charge -Rs.30000/-, Date: 08.06.2026.

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.

Copy to:
1. M/s.KNRC PROMOTERS,
THIRU.D.NARESHKUMAR PARTNER,
NO.80B, RAGAVENDARA NAGAR,
THIRUVANIKOIL, SRIRENGAM,
TIRUCHIRAPALLI - 620 005.

2. Assistant Director,
Department of Land Survey and Records,
Tiruchirappalli District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building, No.133, G-Block,
I st Avenue, Anna Nagar (East), Chennai-600 102.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13013	11/04/2026
2	OSR Fee		
3	Centage Charges	15000.00	08/06/2026
4	Development Charges	13500.00	08/06/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	30000.00	08/06/2026

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

Tiruchirappalli District.

Enclosure

1.Layout original map and Condition – 2 set

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.