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35

Town and Country Planning Department(Planning Permission)

ROC No. A8JTP6E2/2050/2022

Kajamalai Main Road,
/ 2022 / TCP

Date : 28/07/2022

From:

Joint Director / Deputy Director / Assistant Director

To :

Kajamalai Main Road,

D RAJAMANICKAM, NO.2, PETTAI STREET, MANACHANALLUR THALUK, MANACHANALLUR, TRICHY.

Sir/ Madam,

Sub :

Residential Layout - Office of the Director of town and country planning,
Union, Manachanallur Panchayat, Poonampalayam Village, Tiruchirappalli district, S.F.No.
acre - Technical clearance issued - forwarded for further action - Reg.

Panchayat
- extent of

Ref :

1. Applicants Mr. D RAJAMANICKAM and Mr. Letter, Dated:

2. District Town and country planning Office, Tiruchirappalli District Letter No. . (Road pattern issued on dated:).

3. Joint Director Agriculture department, Letter No. Dated:

4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020

5. Applicants Mr. D RAJAMANICKAM and Mr. Letter, Dated: . (Gift deed document no , dated:).

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.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.

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, P.O. No. 320/2022/TC/P2, Dated 07.01.2022

14 Demand payment Request Letter, Dated (Respecting payment of Landage Fee, Display Board Fee, CSR Guidelines Value Fee and Play Day Fund)

15 Applicants Mr. T. S. JAYARAJ and Mr. Letter, Dated (Payment of Landage Fee, Display Board Fee, CSR Guidelines Value Fee and Play Day Fund)

16 Circular from the Director of Town and Country Planning, P.O. No. 436/2019/TC/P2, Dated: 14.10.2019

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Tiruchirappalli district
Manshanallur taluk Panchayat
Union, Panchayat, Village comprising of S.F.No. in an extent of acres forwarded to
Director of Town and Country Planning
for concurrence

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on
05.04.2022. Further the applicant T.
has gift deed the road, road splay and park areas has been handed over to the local body on .
Hence, this residential layout has been
approved with below conditions.

1 As per the condition, the layout has been approved and approved number issued as . and enclosed with 2
set of original maps and gift deed
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 layout 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
Tamilnam website Special Conditions

Special Conditions

1 a) With reference to the 8th cited and 10th 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 fees the
final layout sketch, permit of planning

39 3

authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout 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 11th cited and 12th 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. 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

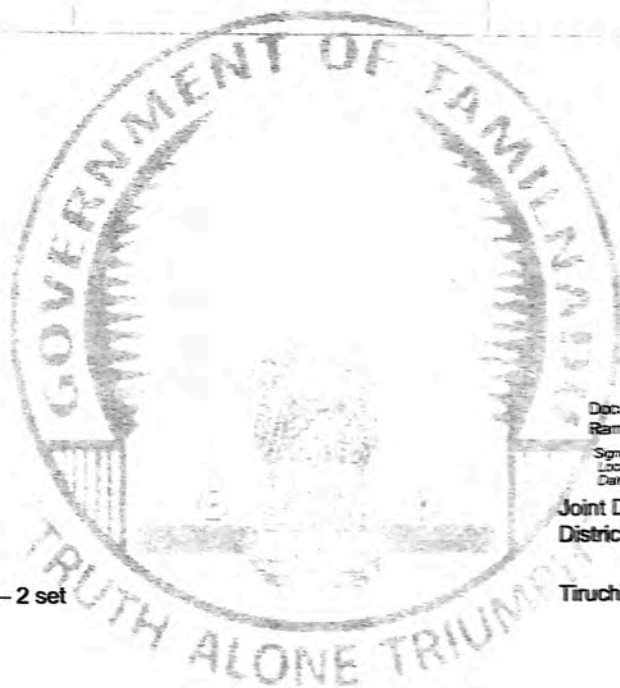
Head of Account:

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)

5. 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.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description of charges	Amount	Receipt no and date
1	Scrutiny fee	6975	12/01/0014
2	Centage Charges	7800.00	12/01/0027
3	Flag Day fund		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



Document certified by Valavanthan
Ramasamy

Signed by Joint Director
Location: Tiruchirappalli
Date: 2022.07.24 14:54:42

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

Tiruchirappalli District.

Enclosure

1. Layout original map and Condition – 2 set

பூனாம்பாளையம் ஊராட்சி மன்றம்

மண்ணச்சநல்லூர் ஊராட்சி ஒன்றியம், திருச்சி மாவட்டம் - 621 009.

47

அலுவலகம் :

திரு. V. அரிகிருஷ்ணன்

ஊராட்சிமன்றத் தலைவர்,

பூனாம்பாளையம்,

மண்ணச்சநல்லூர் ஊராட்சி ஒன்றியம்.

9095183868

9750252158

பெறுதல் :

உயர்திரு. த. ராஜ மாணிக்கம்

SlOகூர் மலாங்கம்,

அவர்கள்

எண். 2. பேட்டைதரு,

மண்ணச்சநல்லூர், திருச்சிராப்பள்ளி.

நாள்: 22.08.2022

அய்யா,

பொருள்: மனைபிரிவு - திருச்சிராப்பள்ளி மாவட்டம் - மண்ணச்சநல்லூர் வட்டம் மற்றும் ஊராட்சி ஒன்றியம் - பூனாம்பாளையம் ஊராட்சி மற்றும் கிராமம் - நில அளவு எண் 424/1- 1.15 ஏக்கர் குடியிருப்பு மனைபிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியது - இறுதி ஒப்புதல் வழங்கப்பட்டது - தகவல் சமர்ப்பித்தல் - தொடர்பாக..

- பார்வை: 1. இணை இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், திருச்சிராப்பள்ளி மாவட்டம் அவர்களின் கோப்பு எண்: TRY/SWP - A8JTP6E2/2050/2022 வரைபட ஒப்புதல் எண்.ம.வ/ந.ஊ.இ.இ(தி.மா) எண்86/2022 நாள்: 28.07.2022 ஒப்புதல் வழங்கப்பட்டுள்ளது.
2. மனுதாரர் திரு.த.ராஜமாணிக்கம்.
3. பூனாம்பாளையம் ஊராட்சி மன்ற தீர்மான எண்.578/22.08.2022.

திருச்சிராப்பள்ளி மாவட்டம், மண்ணச்சநல்லூர் வட்டம் மற்றும் ஊராட்சி ஒன்றியம், பூனாம்பாளையம் ஊராட்சி மற்றும் கிராமம், நில அளவு எண்.424/1 - 1.15 ஏக்கர் பரப்பளவுள்ள இடத்திற்கு பார்வை 1ல் கண்ட இணை இயக்குநர் மாவட்ட நகர் ஊரமைப்பு அலுவலகம் திருச்சிராப்பள்ளி அவர்களால் மனைபிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது.

மனைபிரிவு ஒப்புதல் தொடர்பாக உரிய நடவடிக்கைகள் மேற்கொண்டு பார்வை 3-ல் கண்ட ஊராட்சி மன்ற தீர்மானத்தில் இறுதி ஒப்புதல் வழங்க தீர்மானித்து "சாய் சிட்டி" என பெயரிடப்பட்டுள்ள இம்மனைபிரிவிற்கு இறுதி ஒப்புதல் வழங்கப்பட்டுள்ளது என்ற விபரம் தெரிவித்துக்கொள்ளப்படுகிறது.

தலைவர் / நிர்வாக அதிகாரி
பூனாம்பாளையம் ஊராட்சி

நகல்:

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- வட்ட துணை ஆய்வாளர்
நில அளவை பிரிவு, வட்டாட்சியர் அலுவலகம், மண்ணச்சநல்லூர் (வரைபட நகலுடன்)



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