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DIGITALLY VERIFIED RECORD

Date: 19.02.2026

FROM

M.Panneerselvam and G.Rajapandiyan
No.90, Perumal koil street,
Mettupalayam,
Tiruchirapalli – 621 210.

TO

The Component Authority,
Tamilnadu Real Estate Regulatory Authority

Sir,

We, the owner of this project We are assured to declare the final approved Letter from the Concern Local body (ROC.NO.302/2025 Dated.29/01/2026) (EO Mettupalayam) is directly Download from swp portal. I kindly request You to scan the QR Code (for conformatiom) and issud the Form c as soon as Pssible.

Thanking you

Enclosed:
Panchayat Approval Letter

Yours,

M. Panneerselvam

G. Rajapandiyan

Layout Application - Final Approval Letter

Roc No: 302/2025 **Date:** 1/29/26 4:49 PM

From:

Executive officer

50, Kamachiyamman Kovil Street, Mettupalayam Post, Musiri Tk, Trichy District.

To :

Thiru.Panneerselvam & Thiru.Rajapandiyan, D.No.90. Perumal kovil street, Mettupalayam,Trichy

Online Application Number: BTQCRRY9

Sir/ Madam,

Sub :

Residential Layout Approval – Town Panchayats Administration - Tiruchirappalli District - Mettupalayam Town Panchayat - Morupatti Village S.F.No: 63/2- Site extent of 2590 Square meter (0.64 acre) - Technical Sanction has been issued by DTCP – Final Approval orders issued – Regarding.

Ref :

1. Joint Director, Town and Country Planning Department (Planning and Permission), Kajamalai main road, Tiruchirappalli Roc.No. SWP / BTQCRRY9 / 42533 / 2025 / TCP Dated : 03.04.2025 and Plan for this Layout No.TCP/TRY/66/2025 via (through online)

2. Thiru.Panneerselvam & Thiru.Rajapandiyan, D.No.90. Perumal kovil street, Mettupalayam,Trichy Application Dated : 23/07/2025

3. O/of the Sub Register, Thathiengarpet Gift Deed Document No.237/2024. Dated: 31.01.2024 .

8. G.O No.181, Housing and Urban Development Department, Dated : 09.12.2020

9. Director of Municipal Administration and Water Supply Department Lr.No.12843/2022, TP2, Dated : 20.10.2022

10. Mettupalayam Town Panchayat Executive Officer and Junior Engineer (Balakrishnampatti(H.Q)) Field Inspection dated.29.07.2025

Body:

Order : -

With reference to the above letter 1st cited, Technical Sanction has been accorded for the Layout, extent of 0.64 acres (2590 Sq.mt) located at Morupatti Village in Mettupalayam Town Panchayat at S.F.No.63/2 through online (SWP) by the Joint Director of Town Country Planning, Tiruchirappalli District vide Technical Sanction L.A/TCP.J.D(T.D) No.66/2025.

With reference to the above letter 2nd cited, applicant Thiru.Panneerselvam & Thiru.Rajapandiyan has requested final approval for the above layout.

With Reference to the letter 3rd cited the roads and public utility areas have been allocated to the Town Panchayat under this Layout and Gift Deed Document have been handed over to the Town Panchayat. Further, basic facilities such as drains, roads, and street lights have been constructed in this Layout.

1 Scrutiny Fees as per G.O.No.79, Dated : 04.05.2017 per plot Rs.1000/- 13 plots = RS. 13000
2 Inspection Fees = Rs.5000
3 Reclassification Fee as per Tamil Nadu Gazette No.43, Dated : 04.02.2019 = Rs. 15000
4 Deposit Rs.1,00,000/- (per acre) for 1.00 acre As per Circular of the Director of Municipal Administration and Water Supply Rc.No.12843/2022, TP2, Dated : 20.10.2022 = Rs. 75000
5 Vacant Land Tax as per Tiruchirappalli District Gazette No.6, Dated.13.07.2022=RS. 145101
6 Library Cess 10% = Rs. 14510 Total = RS. 267611

With Reference to the letter 1st cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Tiruchirappalli District. With reference to the 15th cited, Mettupalayam Town Panchayat Council has passed resolution for final approval of the Layout with Resolution No.04/2026, Dated.09.01.2026. Hence the above Layout is given final approval with conditions and special conditions attached to the letter of the Joint Director of Town Country Planning, Tiruchirappalli District and also the following conditions.

Details of Allocation of approved plot

Area of Layout - 2590.00 Sq.Mt(0.64 acre)
Area of Layout excluding road and Corner brackets (As per the map)- 1631.50 Sq.Mt
Roads and Corner brackets Handed over to Local body - 958.50 Sq.Mt
Handed over to TNEB (Electrical Use) - 20.38 Sq.Mt
Public use (Town Panchayat) - 19.83 Sq.Mt
Plots requested - 13
Plots allocated - 13

Conditions

1. Plots and streets shall be defined by boundary stones as per Plan Drawing approved by Tiruchirappalli District Town and Country Planning vide No.66/2025 of Town and Country Planning.

2. Alteration of plot sizes, layouts and sizes of roads, common allotment sizes and further subdivision of plots contrary to the technical drawings approved by the Tiruchirappalli Town and Country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.

3. Corners of plots located at the junction of two roads should be laid with the Splay shown on the approved map.

4. No plot shall be sold, leased or otherwise transferred or any building erected on any plot before the fulfillment of the above two conditions.

5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, in those places where change of land use is required, the prior approval of Town and Country Planning Department should be obtained only for those mentioned in Residential Use mentioned in TNCDBR-2019.

6. If a low voltage / high voltage power line / telephone line is laid through the Layout, the line should be shifted to the edge of the road or as shown on the approved plot plan.

7. The hollow portion of the plot should be raised to street level

8. It should not be used for construction of commercial road and non-residential building. All areas selected for public facilities shall be used only for the uses indicated on the approved plan drawing. The plots should be subdivision in the land survey documents for the intended use.

9. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters apart from each other.

10. Before construction of buildings in the plot of the Layout, the permission of the Town and Country Planning or Local Body should be obtained for each building according to its measurements.

11. If the proofs provided regarding the Layout approval and the documents submitted for consideration are found to be incorrect or if there is a situation which may affect the approval Permission granted to the Layout will be cancelled without any prior notice.

12. At the place where the Layout has been approved, the layouts approved order No. and date the council resolution number and date should be clearly mentioned and permanently published through a notice board.

13. If any legal case is pending related to this Layout, action will be taken to cancel the approval for the Layout without any prior notice.

14. Subdivision amount for defining the said roads as public roads during the survey period should also be paid to the Town Panchayat.

15. An open space of at least 1.5 m on each side or at least 3 m on one side only shall be left between the side boundary of the plot and the building. For plots up to 10 meters wide, a side clearance of at least 1.5 meters should be left on one side.

Executive officer

Validity unknownSignature valid

Signed by: Executive Officer
Location:Tiruchirappalli
Date:2026.01.29 16:49:19

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

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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.