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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 198/2026 **Date:** 8/27/26 4:51 PM

From:

Executive officer

1,Vellalar Street,Manachanallur,Manachanallur(Tk),Tiruchirapalli(Dt),621 005

To :

Thiru.B.Rajendran and S.Vijayalakshmi,
No.2, Kasi House, 4th Cross, Thirunagar,
Mannachanallur,
Tiruchirappalli - 621005

Online Application Number: BEK0SWRQ

Sir/ Madam,

Sub :

Residential Layout Approval – Town Panchayats Administration - Tiruchirappalli District- Mannachanallur Town Panchayat - Ulunthangudi Village S.F.No: 92/1A, 3A1A, Site extent of 7342.00 Square meter (1.81 acre) - Technical Sanction has been issued by DTCP– Final Approval orders issued – Regarding.

Ref :

1. Thiru.B.Rajendran and S.Vijayalakshmi, No.2, Kasi House, 4th Cross, Thirunagar, Mannachanallur, Tiruchirappalli Application Dated : 06/02/2026
2. Joint Director, Town and Country Planning Department (Planning and Permission), Kajamalai main road, Tiruchirappalli Roc.No.SWP/BEK0SWRQ/61244/2026/ TCP Dated : 04.03.2026 and Plan for this Layout No.TCP/TRY/42/2026
3. O/of the Sub Register, Mannachanallur Gift Deed Document No.1791/2026 Dated: 27.02.2026 (Document received in this office on 10.07.2026)
4. G.O No.138, Housing and Urban Development Dept, Dated:04.06.2004
5. G.O No.79, Housing and Urban Development Dept, Dated:04.05.2017
6. G.O No.18, Municipal Administration and Water Supply Dept, Dated.04.02.2019 and G.O No.16, Municipal Administration and Water Supply Dept, Dated.31.01.2020
7. G.O No.141, Housing and Urban Development Department, Dated : 06.09.2009
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. Estimate for Basic amenities received from the Junior Engineer, Mannachanallur Town Panchayat (H.Q) Dated : 12.06.2026

11. Mannachanallur Town Panchayat Council Resolution No.1026/2026, Dated : 28.07.2026
12. Challan Number PGCINB887619449 Dated : 04.08.2026 for remittance of Payment as per TNEB Demand to the O/of the Assistant Executive Engineer, TNEB.
13. Land Use Conversion Charges Paid via E-Challan No. 202608060066120, Dated. 06.08.2026
14. Certificate received from the Assistant Engineer, Mannachanallur Town Panchayat, Dated : 07.08.2026
15. Miscellaneous Charges Paid to Town Panchayat via Single Window Portal on 07.08.2026.
16. Council Resolution No.1046, Dated : 25.08.2026 of the Mannachanallur Town Panchayat for Final Approval
17. Connected Records

Body:

Order : -

With reference to the above letter 1st cited, applicants Thiru.B.Rajednran and S.Vijayalakshmi have requested final approval for the above layout.

With reference to the above letter 2nd cited, Technical Sanction has been accorded for the Layout, extent of 1.81 acres (7342.00 Sq.mt) located at Ulunthangudi Village in Mannachanallur Town Panchayat at S.F.No. 92/1A, 3A1A through online (SWP) by the Joint Director of Town Country Planning, Tiruchirappalli District vide Technical Sanction L.A/TCP.J.D(T.D) No.42/2026.

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, small bridge and street lights have been constructed in this Layout.

As per G.O.Ms.No.138, Housing and urban Development,

Dated :04.06.2004 79030

8 Vacant Land Tax as per Tiruchirappalli District Gazette No.6, Dated.13.07.2022 410418

9 Library Cess 41042

10 Flag Day fees 10000

Total 816303

This Layout is currently located in Ward No.10, Ulunthangudi

With Reference to the letter 2nd cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Tiruchirappalli District. With reference to the 16th cited, Mannachanallur Town Panchayat Council has passed resolution for final approval of the Layout with Resolution No.1046, Dated.25.08.2026. 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

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.

16. There shall be an open space of at least 3 meters between the rear boundary of each plot and the building extending over the entire width of the plot. Only a well, latrine, pit, cowshed, cart shed or similar non-residential but ancillary buildings shall be erected in this rear open space. But the buildings shall not exceed one-third of the length of the rear boundary in aggregate and shall not exceed 3.00 meters/3.75

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruchirappalli
Date:2026.08.27 16:51:32

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

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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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