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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 291/2025 A1 **Date:** 8/11/25 5:26 PM

From:

Executive officer

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

To :

Thiru.P.Aravindhan, D.No.43, A.I.B.E.A Nagar,
Bank Colony, Thiruvanaikovil, Srirangam, Trichy
Cell No.91504 34691

Online Application Number: RZ79X4X7

Sir/ Madam,

Sub :

Residential Layout Approval – Town Panchayats Administration - Tiruchirappalli District- Mannachanallur Town Panchayat - Mannachanallur Village S.F.No: 72/2A- Site extent of 6050.00 Square meter (1.50 acre) - Technical Sanction has been issued by DTCP– Final Approval orders issued – Regarding.

Ref :

Roc.No. SWP / RZ79X4X7 / 44977 / 2025 / TCP Dated : 23.04.2025

Body:

Ref : 1. Joint Director, Town and Country Planning Department (Planning and Permission), Kajamalai main road, Tiruchirappalli Roc.No. SWP / RZ79X4X7 / 44977 / 2025 / TCP Dated : 23.04.2025 and Plan for this Layout No. TCP/TRY/79/2025

2. Thiru.P.Aravindhan, D.No.43, A.I.B.E.A Nagar, Bank Colony, Thiruvanaikovil, Srirangam, Trichy Application Dated : 23/04/2025

3. O/of the Sub Register, Srirangam Gift Deed Document No.2270/2025. Dated: 25.03.2025 & Gift Deed Document No.2905/2025. Dated: 16.04.2025

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. Mannachanallur Town Panchayat Executive Officer and Junior Engineer Field Inspection dated.19.05.2025
11. Mannachanallur Town Panchayat Council Resolution No.749, Dated : 27.05.2025
12. Estimate for Basic amenities received from the Junior Engineer, Mannachanallur Town Panchayat (H.Q) Dated : 25.06.2025
13. Mannachanallur Town Panchayat Executive Officer and Junior Engineer Field Inspection dated.15.07.2025
14. Challan Number PGCCAN 7675163249, Dt.16.07.2025 PGCCAN 767518586 Dt. 24.07.2025 for remittance of Payment as per TNEB Demand to the O/of the Assistant Executive Engineer, TNEB.
15. Certificate received from the Junior Engineer, Mannachanallur Town Panchayat, Dated : 01.08.2025
16. Land Use Conversion Charges Paid via E-Challan No. 20250808003818, Dated. 08.08.2025
17. Miscellaneous Charges Paid to Town Panchayat via Single Window Portal on 09.05.2025.
18. Thiru.P.Aravindhan, D.No.43, A.I.B.E.A Nagar, Bank Colony, Thiruvanaikovil, Srirangam, Trichy Application Dated : 23/04/2025 (Chanakya Nagar Naming reQ lr)
19. Council Resolution No.785, Dated : 25.07.2025 of the Mannachanallur Town Panchayat for Final Approval
20. Connected Records

* * * * *

Order : -

With reference to the above letter 1st cited, Technical Sanction has been accorded for the Layout, extent of 1.50 acres (6050.00 Sq.mt) located at Mannachanallur Village in Mannachanallur Town Panchayat at S.F.No.72/2A through online (SWP) by the Joint Director of Town Country Planning, Tiruchirappalli District vide Technical Sanction L.A/TCP.J.D (T.D) No.79/2025.

With reference to the above letter 2nd cited, applicant Thiru.P.Aravindhan 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, small bridge and street lights have been constructed in this Layout.

In order to give final approval to the above Layout, the land use change fee as per the details given in reference cited 14th has been paid in the Government account on 08.08.2025. Other fees have been paid in the E-Taxation (Adayar Indian Bank) account of the Town Panchayat on 09.08.2025. A copy of the challan for the same has been received as per the details given in reference 17th Letter cited. Further, the following fees have been paid by the Layout holder in the Government Account of TNEB and Town Panchayat Account.

Land use conversion charges (has been paid to the Government Head of account through IFSHRM website.

Head of account :
0217 Urban Development – 60 other Urban Development Scheme –
800 other Receipts – AS receipt Land use Conversion charges – 27
DPC 0217-60-800-AS 22709

As per Guideline value Rs.30,07,200/- 3 % value Rs.90216
Paid to TNEB Rs.202390
Rs. 4365
Total Rs.206755

Charges paid to Mannachanallur Town Panchayat
Sl. No. Details of Charges

Amount Rs.

1 Scrutiny Fees as per G.O.No.79, Dated : 04.05.2017 per plot Rs.1000/- 29 plots. Rs.29000/-

2 Inspection Fees Rs. 1000/-

3 Layout Subdivision charges (Letter No. SWP / RZ79X4X7 / 44977 / 2025 / TCP,

Dated : 23.04.2025 of the Joint Director, Town and Country Planning, Tiruchirappalli Rs. 14000/-

4 Maintenance charges Rs.1.50 per Sq.Mt (6050.00 Sq.Mt)

as per Tamil Nadu Gazette No.43, Dated : 04.02.2019 Rs. 9075/-

5 Reclassification Fee as per Tamil Nadu Gazette No.43, Dated : 04.02.2019 Rs. 20000/-

6 Deposit Rs.1,00,000/- (per acre) for 1.50 acre

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.

Signature valid

Signed by: Executive Officer
Location:Tiruchirappalli
Date:2025.08.11 17:26:03

Executive officer

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.