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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. IA1KEF9M/45847/2025/TCP/2025/TCP Date : 05/06/2025

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

Mr.Francis Jayapathi(Principal),
Mr,Sasikumar(Power Agent)
No.10, Kudi Street,Sempattu,
Airpot,Tiruchirappalli – 622 003.

Sir/ Madam,

Sub : Proposed Residential Layout - District Town and Country Planning Office - Tiruchirappalli District/ Corporation –- Tiruchirappalli Local Planning Authority – Ariyamangalam Zone - Ward : AV; Blcok: 5; New T.S.No: 345/12- Kottapattu Village – S.F.no.168/1B – Extent of Acre 0.99 (4011.28 Sqm) – Proposed Residential Layout - Planning Permission issued – forwarded for further action - Reg.

Ref : 1.Applicants Mr.Francis Jayapathi, Mr,Sasikumar received via single window portal No. IA1KEF9M/45847/2025/TCP dated.21.04.2025.

2.District Town and country planning Office, Tiruchirappalli District Letter No. IA1KEF9M/45847/2025/TCP (Road pattern issued on dated: 29.04.2025)

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

4.Applicants Mr.Francis Jayapathi, Mr,Sasikumar, letter dated:06.05.2025. (Gift Deed No.2972/2025, Dated: 21.05.2025)

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

6.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.

7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

9. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

13.Demand payment Request Letter, Dated: 30.05.2025 (requiring payment of Centage Fee, Display Board Fee).

14.Applicants Mr.Francis Jayapathi, Mr,Sasikumar Dated: 02.06.2025. (Payment of Centage Fee, Display Board Fee).

15.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, applicants has requested for the approval of residential Layout, in Ward : AV; Blcok: 5; New T.S.No: 345/12. S.F.no.168/1B of
Kottapattu Village, Ariyamangalam Zone, Tiruchirappalli District, an extent of 0.99 (4011.28 Sqm). 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 L.P/JD DTCP(TD) No:107/2025 (Planning Permission No.91/2025) and enclosed
with 2 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 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 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 Layout 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 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 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 Fees – Rs.6323/- Date: 21.04.2025.
2. OSR Fees – Rs.1165650/- Date: 28.05.2025.
3. Centage Charge – Rs.7500/- Date: 02.06.2025.
4. Development Charges – Rs.6018/- Date: 02.06.2025.
5. Display Board Deposit Fee – Rs.1,500/- Date: 02.06.2025.
6. Sub divisional Charges – Rs.15000/- Date: 02.06.2025.

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout 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 Layout 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 Layout 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
Layout Plan.
6. The hollowed part of the Layout 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/ Layout. 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 Layout plan from the district Town and country planning office, the approved Layout plan shall be permanently
published at the entrance of the Layout 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 Layout.
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 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 Layout 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.

Assistant Director/Joint Director (FAC)
District Town and Country Planning Office,
Tiruchirappalli District.

To:
The Commissioner,
Tiruchirappalli Corporation
Tiruchirappalli District.

Copy to:
1. Assistant Director,

Department of Land Survey and Records,
Tiruchirappalli District.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6323	21/04/2025
2	OSR Fee	1165650	28/05/2025
3	Centage Charges	7500.00	02/06/2025
4	Development Charges	6018.00	02/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	15000.00	02/06/2025

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

Tiruchirappalli District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Joint Director
Location:Tiruchirappalli
Date:2025.06.05 15:32:29

Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. MIU0IDGD/49578/2025/TCP/2025/TCP Date : 13/08/2025

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

Mr.Francis Jayapathi(Principal),
Mr.Sasikumar(Processing Power)
No.90A, Kudi Street,Sempattu,
Airpot,Tiruchirappalli – 622 007.

Sir/ Madam,

Sub : Proposed Residential Layout - District Town and Country Planning Office - Tiruchirappalli District –Tiruchirappalli LPA/Corporation – Ariyamangalam Zone – Ward-AV, Block -5, New T.S.No- 345/12, Kottapattu Village – Old S.F.no.163/1, New S.No- 163/1B – Extent of Acre 0.99 (4011.28 Sqm)- Planning Permission issued – forwarded for further action - Reg.

Ref : 1. Applicants Mr.Francis Jayapathi and Mr.Sasikumar received via single window portal No. MIU0IDGD/49578/2025/TCP dated.01.07.2025.

2.District Town and country planning Office, Tiruchirappalli District Letter No. MIU0IDGD/49578/2025/TCP (Road pattern issued on dated: 03.07.2025)

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

4.Applicants Mr.Francis Jayapathi and Mr.Sasikumar, letter dated: 11.08.2025. (Gift Deed No.2972/2025, Dated: 21.05.2025)

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

6.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.

7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

9. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022

10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022

13.Demand payment Request Letter, Dated: 11.08.2025 (requiring payment of Sub division Fee).

14.Applicants Mr.Francis Jayapathi and Mr.Sasikumar Dated: 11.08.2025. (Payment of Sub division Fee).

15.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, applicants has requested for the approval of residential Layout, in Ward : AV; Block: 5; New T.S.No: 345/12. Old S.F.no.163/1, New S.No- 163/1B of Kottapattu Village, Ariyamangalam Zone, Tiruchirappalli District, an extent of 0.99 (4011.28 Sqm). 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 L.P/JD DTCP(TD) No: 135/2025 (Planning Permission No.118/2025) revised of L.P/JD DTCP(TD) No:107/2025 (Planning Permission No.91/2025) and enclosed with 2 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 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 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 Layout 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 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 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:
Already paid with Earlier Approval layout

1. Scrutiny Fees – Rs.6323/- Date: 21.04.2025.
2. OSR Fees – Rs.1165650/- Date: 28.05.2025.
3. Centage Charge – Rs.7500/- Date: 02.06.2025.
4. Development Charges – Rs.6018/- Date: 02.06.2025.
5. Display Board Deposit Fee – Rs.1500/- Date: 02.06.2025.
6. Sub divisional Charges – Rs.15000/- Date: 02.06.2025.

Revised Approval layout payment Details

1. Scrutiny Fees – Rs.6323/- Date: 01.07.2025.
2. OSR Fees – Rs.1664650/- Date: 11.08.2025.
3. Sub divisional Charges – Rs.1000/- Date: 11.08.2025.

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout 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 Layout 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 Layout 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
Layout Plan.
6. The hollowed part of the Layout 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/ Layout. 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 Layout plan from the district Town and country planning office, the approved Layout plan shall be permanently
published at the entrance of the Layout 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 Layout.
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 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 Layout 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.

Assistant Director/Joint Director (FAC)
District Town and Country Planning Office,
Tiruchirappalli District.

To:
The Commissioner,
Tiruchirappalli Corporation
Tiruchirappalli District.
Copy to:
1. Assistant Director,
Department of Land Survey and Records,
Tiruchirappalli District.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6323	01/07/2025
2	OSR Fee		
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1000.00	11/08/2025

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

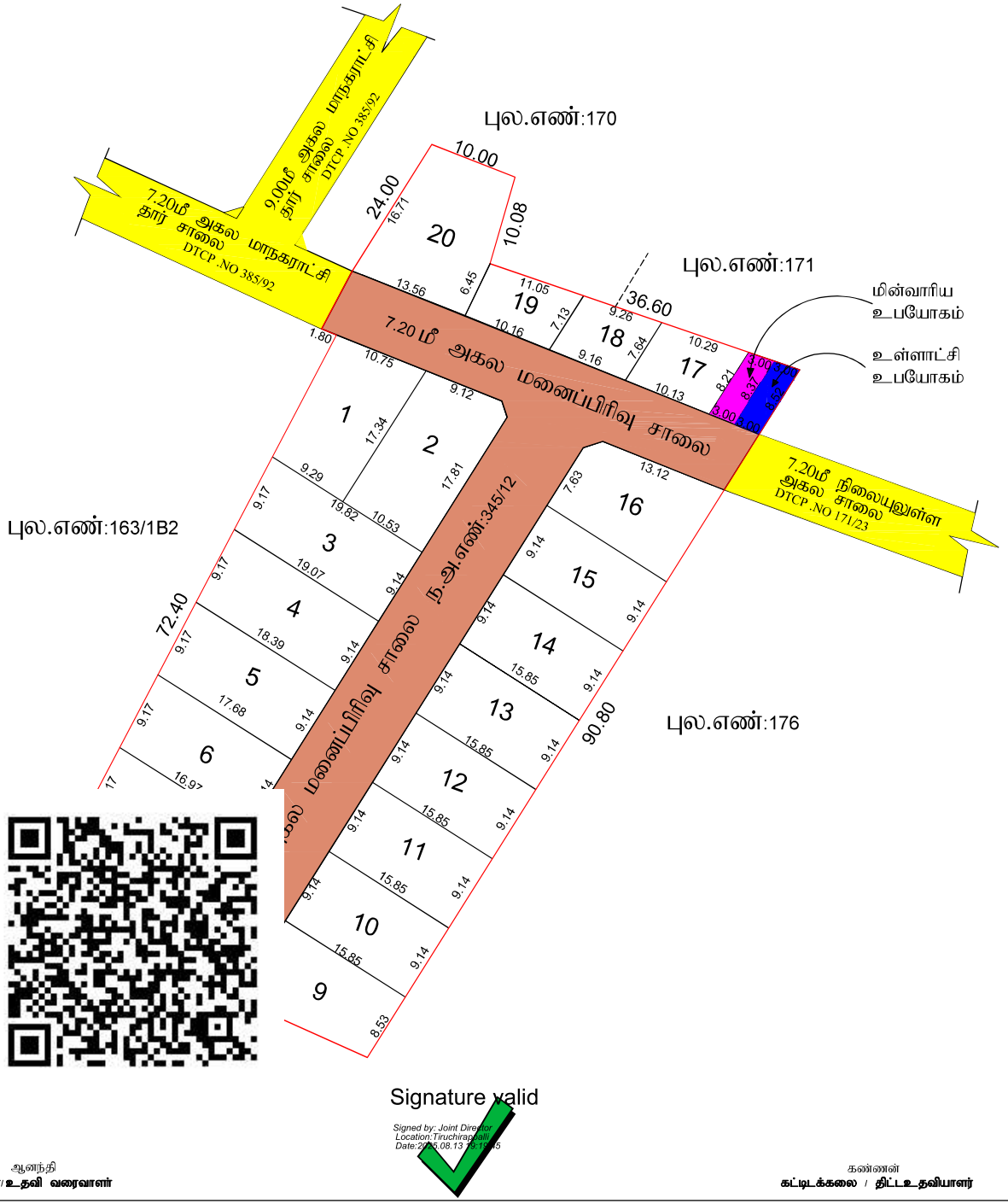
Tiruchirappalli District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tiruchirappalli
Date:2025.08.13 18:56:08



Signature valid

Signed by: Joint Director
Location: Tiruchirappalli
Date: 2025.08.13 19:10:45

ஆனந்தி
அளவர்/உதவி வரைவாளர்

கணேஷன்
கட்டிடக்கலை / திட்டஉதவியாளர்

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
திருச்சிராப்பள்ளி உள்ளூர் திட்டக்குழுமம்
திருச்சிராப்பள்ளி மாவட்டம்,

திருச்சிராப்பள்ளி மாவட்டம் / மாநகராட்சி, அரியமங்கலம் மண்டலம், வார்டு AV, பிளாக் எண் 5, புதிய ந.அ.எண் 345/12 கொட்டப்பட்டு கிராமம், (பழைய ச.எண்: 163/1, புதிய.ச.எண்: 163/1பி) இல், அமையும் குடியிருப்பு மனைப்பிரிவுக்கான திருத்திய தொழில்நுட்ப ஒப்புதல் வரைபடம் (திட்டப்பகுதி - GOLDEN ROCK DETAILED DEVELOPMENT PLAN NO:05 PUBLIC PURPOSE DELITION ORDER W.P.NO: 4572/2025 AND TIRUCHIRAPPALLI DTCP ROC NO:797/2025)

இணையதள விண்ணப்ப எண்:MIU0IDGD/49578/2025
அளவு திட்டம்: 1:400

வ

மனைப்பிரிவு இடத்தின் எல்லை -
நிலையிலுள்ள சாலை -
மனைப்பிரிவு உத்தேச சாலை -

கோரப்பட்ட மனைகள் - **20**
ஒதுக்கப்பட்ட மனைகள் - **20**

பரப்பளவு விபரம்

மனைப்பிரிவின் மொத்தப்பரப்பளவு	=	4011.28 சமீ (அ) 0.99 ஏக்கர்
சாலையின் பரப்பளவு மூலைமுடக்கு உட்பட	=	1023.42 சமீ
மனையிடங்களின் மொத்தப்பரப்பளவு	=	2988.01 சமீ

பொது ஒதுக்கீடுகள்: (உள்ளாட்சிக்கு தானமாக ஒப்படைப்பு செய்யப்பட்டது)

தான பத்திர ஆவண எண்- 2972/2025 நாள் 21/05/2025

(பூங்கா - நகர் ஊரமைப்பு இயக்குநர் அவர்களின் சுற்றறிக்கை ROC NO- 4367/2019/ BA-2 நாள்: 05.02.2020-இன் படி பூங்கா ஒதுக்கீடு செய்யப்பட வேண்டிய பரப்பளவிற்கு நிகரான வழிகாட்டு மதிப்பீட்டு தொகையினை மனுதாரர் செலுத்தி உள்ளார்)

உள்ளாட்சி உபயோகம் - 24.78 சமீ (0.83%) -
மின்வாரிய உபயோகம் - 24.31 சமீ (0.81%) -

மூலை முடக்கு:

7.20மீ க்கு மேல் 12.0மீ வரை - 1.50மீ x 1.50மீ விடப்பட வேண்டும்
12.0மீ க்கு மேல் 30.50மீ வரை - 4.50மீ x 4.50மீ விடப்பட வேண்டும்

நிபந்தனைகள்:

1) இம்மனைக்கு உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கும் முன் இடத்தில் எவ்வித நில ஆர்ஜித நடவடிக்கையும் இல்லை என்பதையும், எந்த துறைக்காகவும் நில ஆர்ஜிதம்டியல் மாவட்ட அலுவலரால் பெறப்படவில்லை என்பதையும் உறுதி செய்து கொள்ள வேண்டும்.

2) அரசாணை எண்: 71 ஊரக வளர்ச்சி (ம) ஊராட்சித் துறை நாள்: 16.06.2003 ன் படி நில உரிமம் குறித்து உள்ளாட்சியினால் வழங்கப்படும் சான்று மற்றும் அரசாணை எண்: 18 (ம) 16, நகராட்சி நிர்வாகம் (ம) குடிநீர் வழங்கல் துறை, நாள்:4.2.2019-ன் படிவங்களின் அடிப்படையிலேயே இம்மனைப்பிரிவுக்கு தொழில்நுட்ப அனுமதி வழங்கப்படுகிறது.

3) நில உரிமை குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவை அல்ல என அறியப்பட்டால் மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன் அறிவிப்பும் இன்றி நகர் ஊரமைப்பு அலுவலகத்தால் இரத்து செய்யப்படும்.

4) விற்பனைக்குண்டான மனைகள் விற்பனை செய்யும் போது இவ்வனையின் நகல் மற்றும், நகள் ஊரமைப்பு துறையில் ஒப்புதல் அளிக்கப்பட்ட வரைட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.

5) ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்தவித மாற்றமும் விற்குவிள்ளி மனைப்பிரிவு நுழைவு வாயிலில் 6x4 அளவிளான நிரந்தர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பிரதரிக்கப்பட வேண்டும்.

6) சர்வே எண் உட்பிரிவுகள் செய்து அதற்கான விபரங்கள் பெறப்பட்ட பின்னரே உள்ளாட்சியால் மனைப்பிரிவுக்கு இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.

7) The Tamil Nadu Government in G.O.Ms. No: 112, housing and Urban Development Department duted: 22.5.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, market, bock, 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 Requistory

8) நீர்நிலையின் எல்லையிலிருந்து 300மீட்டர் அகலம் வரை எவ்விதமான கட்டடங்களும் அகிலிருந்தி தவராது மேற்கொள்ளக் கூடாது.

9) உத்தரவு கடிதத்தில் குறிப்பிட்டுள்ள சிறப்பு நிபந்தனைகள் மற்றும் மனைப்பிரிவு நிபந்தனைகள் கடைபிடிக்கப்பட வேண்டும்.

10) பாசன வாய்க்கால், கால்வாய்கள் மற்றும் இயற்கை வடிகால் ஆகியவை தடைபடாமல் எவ்வித ஆக்கிரமிப்புமின்றியும் வெள்ளப்பெருக்கத்தினால் அருகிலுள்ள பகுதிகள் பாதிக்கப்படாமலும் இம்மனைப்பிரிவு அமைக்கப்பட வேண்டும்.

குறிப்பு:

அனைத்து அளவுகளும் மீட்டரில் குறிக்கப்பட்டுள்ளது.

திட்ட அனுமதி எண்- 118 /2025
ம.வ/ந.ஊ.இ.இ.(திமா) எண்- 135/2025

(இம்மனைப்பிரிவு ஒப்புதலானது ம.வ/ந.ஊ.இ.இ.(திமா) எண்- 107/2025 மற்றும் திட்ட அனுமதி எண்- 91 /2025-னை மாற்றி அமைக்கிறது)

இணை இயக்குநர்(மு.கூ.பொ) /உறுப்பினர் செயலர்/ உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
திருச்சிராப்பள்ளி மாவட்டம்.

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

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Records and verification

The registers themselves, read for you.

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- 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

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The LandLens suite
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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.