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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 201/2024/A2 Date: 2/7/25 2:21 PM

From:

Executive officer

No.70, Park Street, Kattuputhur, Thottiyam Taluk, Tirchy District - 621207

To :

Tmt.S.Jeniferrani & Balasubramaniyan,
14H(7), Amman Nagar, Thanner Pandhal Medu,
Paramathivelur, Pothanur,
Namakkal - 638181

Online Application Number: Q0JUXDWF

Sir/ Madam,

Sub :

Residential Layout Approval - Tiruchirappalli District - Kattuputhur Town Panchayat - Kattuputhur Villlage S.F.No: 43/1A1A, 1A1B, 1A1C - Site extent of 5532.00 Sqm - Technical Clearance issued by DTCP – Final Approval given by Local Body - Reg

Ref :

1. Applicant Tmt.S.Jeniferrani & Balasubramaniyan , 14H(7), Amman Nagar, Thanner Pandhal Medu, Paramathivelur, Pothanur, Namakkal received via Single Window Portal, Ref no.Q0JUXDWF/27412/2024/TCP, Dated:08.05.2024
2. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017
3. Circular from the Commissioner of Town and Country Planning, letter No. 13686/2017/LA1, Dated: 08.09.2017
4. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
5. Gift Deed Document No.1483/2024, Dated:19.06.2024
6. Sub Register, Kattuputhur Letter No.325/2024. Dated: 05.08.2024.
7. Kattuputhur Town Panchayat Demand Request Letter, Dated:09.01.2025
8. Land Use Conversion Charges Paid via E-Challan No.20250203008350 , Dated: 03.02.2025
9. Misc Charges Paid to Town Panchayat via Single Window Portal on 01.02.2025.
10. Thasildar, Thottiyam NOC Letter No.A2/4862/2024. Dated:03.01.2025
11. Kattuputhur Town Panchayat Council Resolution No.332 Dated:09.01.2025

Body:

Order:-

With reference to the letter in the 1st cited, applicant has requested for Final approval of Layout by Local Body for the extent of 5532.00Sqmt at Kattuputhur West Village SF No. 43/1A1A, 1A1B, 1A1C The technical approval has been granted online (SWP) by the Joint Director of Town Country Planning, Tiruchirappalli District vide Technical Sanction L.A/TCP.J.D(T.D) No.163/2024.

With Reference to the letter 5th 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. An NOC certificate has been issued by the Taluk Officer, Thotthiyam via the Reference to the letter 10th cited regarding the location of the above Layout.

In order to give final approval to the above Layout, the land use change fee as per the details given in reference 8th Letter cited has been paid in the Government account on 03.02.2025. Other fees have been paid in the E-Taxation (Adayar Indian Bank) account of the Town Panchayat on 01.02.2025. A copy of the challan for the same has been received as per the details given in reference 9th Letter cited. Further, the following fees have been paid by the Layout holder in the Government Account and Town Panchayat Account.

1. Paid to the Government head (3% of the market value) - Rs.62,370/-

2. Paid to the Town Panchayat Account

I. Scrutiny Fee - Rs.22,000/-

II. Inspection Fee - Rs.5,000/-

III. Vacant land Tax - Rs.4,64,290/-

IV. Library Tax - Rs.46,429/-

V. Miscellaneous Fees - Rs.1,00,000/-

Allocation details of approved plot

1. Area of the Layout - 5532.00 sqmt

2. Area of Layout excluding road and Corner brackets (As per the map) - 4030.83 sqmt

3. Roads and Corner brackets Handed over to Local body - 1501.17 sqmt

4. Handed over to TNEB (Electrical Use) - 37.42 sqmt

measurements.

9. At the place where the Layout has been approved, the layout approved order No and date of the council

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruchirappalli
Date:2025.02.07 14:21:17

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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