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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: KTRIQ3CJ/28545/2024/TCP

Date: 11/25/25 6:57 PM

From:

Village Panchayat

Valanadu, Panchayat, Marungapuri Union, Tiruchirappalli District

To :

VENKATESAN A,
7/31, CHB Colony, Velur Road,
Tiruchengode, Namakkal,,,Tiruchengode Village,Thiruchengode,

Online Application Number: KTRIQ3CJ

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Tiruchirappalli District – Marungapuri Taluk & Panchayat Union –
Valanadu Panchayat & Village – SF.No. 122/2A2 - Extent - 8550.0sqm - Technical clearance issued –
forwarded for further action - Reg.

Ref :

1.Applicant Thiru.VENKATESAN A received via single window portal, reference number: KTRIQ3CJ/28545/2024/TCP
Dated:20.06.2024.
2.District Town and country planning Office, Tiruchirappalli District Letter No. TRY-KTRIQ3CJ/28545/2024/TCP (Road pattern issued on
dated: 26.06.2024)
3.Joint Director Agriculture department, Tiruchirappalli Letter Nos.KTRIQ3CJ/28545/2024/2024/TCP Dated:26.06.2024 (Non planning Area)
4.Circular from the Director of Town and Country Planning, Roc.No.KTRIQ3CJ/28545/2024/2024/TCP

5.Applicant Thiru.Venkatesan.A letter dated:20.06.2024. (Gift Deed No.2011/2024 Dated:

04.07.2024).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
Ref :
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.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.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
12.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13.Demand payment Request Letter dated:29.07.2024 (requiring payment of Centage Fee, Display Board Fee).
14.Applicant Thiru,Venkatesan.A Dated: 30.07.2024.(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.
16. G.O.(Ms).No.58, Housing and Urban Development (UD4(1) Department, Dated: 05.03.2024
17.Applicant Thiru.Venkatesan A, received via single window portal, reference number: KTRIQ3CJ/28545/2024/TCP Dated:20.06.2024.
2.District Town and country planning Office, Tiruchirappalli District Letter No. TRY-SWPCCYKPY5J/31166/2024/TCP (Road
pattern issued on
dated: 12.08.2024)
3.Joint Director Agriculture department, Tiruchirappalli Letter Nos.U2/9125/2024 Dated:25.07.2024 (Non planning Area)
4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020
5.Applicant Thiru.T.Ramasamy & P.Alagappan, letter dated:20.08.2024. (Gift Deed No.2602/2024 Dated: 16.08.2024).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.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.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
12.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
15.Demand payment Request Letter dated:20.07.2024 (requiring payment of Centage Fee, Display Board Fee).
16.Applicant Thiru.Venkatesan A, Dated: 30.07.2024.(Payment of Centage Fee, Display
Board Fee).
17. G.O.(Ms).No.58, Housing and Urban Development (UD4(1) Department, Dated: 05.03.2024
18. Valanadu Village Panchayat Resolution Ref No.127/2025-26 Date: 29.10.2025

Body:

Order:

According to the G.O seen in view (1) and (2) According to the guidelines seen in view (3) Seen in view (4) According to the agenda of the Urban Development Commissioner, 43 plots in the area of 8550 square meters in Valanadu Village Panchayat Plot No's : 1 to 43. It has been informed to limit only subject to conditions.

In relation to this matter, a resolution has been passed in the Ammachathiram Village Panchayat as per Resolution Ref No.127/2025-26 Date: 29.10.2025.

Therefore, situated in Valanadu Village PanchayatSF.No. 122/2A2, Extent - 8550.0 sqm Only 43 plots belonging to Thiru. A.Venkatesan are demarcated and permission to plot is ordered.

Further, the applicant is informed that the approval of the site will be cancelled without any prior notice in case of violation of the conditions contained in the restricted technical drawing.

Further, the applicant is informed that if any layout are filed in relation to the above plot, it should be settled at his sole responsibility.

The plot is named as ARUL NAGAR and final approval is given.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2025.11.25 18:58:00

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.