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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B2/803/2025 Date: 5/29/25 5:30 PM

From:

Village Panchayat

VILLAGE PANCHAYAT OFFICE,
MAHILAMBADI VILLAGE PANCHAYAT,
LALGUDI BLOCK,
TIRUCHIRAPPALLI DISTRICT.

To :

V. Kailasam Old No.4/1 New No.9 Warners Road, Cantonment, Trichy 620001

Online Application Number: 97R07D61

Sir/ Madam,

Sub :

Residentional Layout - Trichirappalli District - Lalgudi Panchayat Union Office- Mahilambadi Village Panchayat - SF. No. 219/1A2, 1B2B, 1c, 3A, 3B, 4A,4B,4C,4D,5A,5B, 6,220/8A, 9A,9B2,10,230/5A1,6A1,7A,8A1,9B1,9C1A,10,235/1,2,3,4,5,6,7,8 With an Extent of 30746.00 Sq.m (7.59 Acre) - Local Body Apporval Order Issued - Reg.

Ref :

1. Applicant Thiru. Kailasam, Tiruchirappalli Received via single window portal Online No.97R07D61/42159/2025, Dated; 28.02.2025
2. The Joint Director, District Town and Country Planning Office, Tiruchirappalli district Letter No. 97R07D61/42159/2025 (road Pattern Issued On Dated: 13.03.2025)
3. G.O.181, Housing and Urban Development Development Department, Dated: 09.12.2020
4. G.O.(Ms.) No.119, Rural Development and Panchayat Raj (PR.2) Department, Dated16.07.2024
5. G.O. (Ms.) No.180, Rural Development and Panchayat Raj (PR-II 2) Department, Dated:05.12.2024.
6. This Office Circular No.4870/2024PRI2.2, Dated:10.01.2025
7. DTCP Approval No.56/2025 Dated: 18.03.2025

Body:

With Reference to the First sited Letter Applicant has Requested for the Apporve of Residential Lay Out in Trichirappalli District , Lalgudi Taluk.
Lalgudi Panchayat Union, Mahilambadi Village Panchayat SF. No. 219/1A2, 1B2B, 1c, 3A, 3B, 4A,4B,4C,4D,5A,5B, 6,220/8A, 9A,9B2,10,230/5A1,6A1,7A,8A1,9B1,9C1A,10,235/1,2,3,4,5,6,7,8 With an Extent of 30746.00 Sq.m (7.59 Acre) hence this Residential Layout Has been Apporved
1. Below as per the Condition The Lay Out as been Apporved and Apporved Number issued as L.P./JD DTCP (TD) No.56/2025 Issued by DTCP, Trichy
2. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested
to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land

1.Layout Approval fees Rs 1,18,000
2. Layout Inspection Fees and 3% GLV- Plot Approval Fee D Category Panchayat Per Sq.ft.1,Including . RS.3,32,734
Total Amount Collected 4,50,734
4. TNEB Street Light Estimate Charge on New Service Connections Rs. 2,34,760

Paid By Layout Owner

Special Conditions
1. 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, ensuring that the applicant tar roads Laid by the Layout Owner
provide other amenities
like storm water drains, water supply facilities by constructing required OHT, as per the standards basic amenities executed by the layout owner.
2. The allocated roads and parks handed over to the local government.
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. The order issued stated that it is the responsibility of the owner to provide facilities such as drainage and water supply facilities by carrying out the necessary constructions for the land ownership.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2025.05.29 17:30:02

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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