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3/350/2 Mettukuppam,
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hello@verified.realestate
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 221/2025/A1 **Date:** 8/29/25 4:08 PM

From:

Executive officer

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

To :

Thiru.R.Mariyappan and Thiru.V.Bhuvaneshwaran,
D.No.3/204, North Street, Kalpalayam, Mannachanallur, Trichy

Online Application Number: RTGXUTD3

Sir/ Madam,

Sub :

Residential Layout Approval – Town Panchayats Administration - Tiruchirappalli District- Mannachanallur Town Panchayat - Melaseethevimangalam Village S.F.No.162/4B, 162/4C - Site extent of 8402.00 Square meter (2.08 acre) - Technical Sanction has been issued by DTCP– Final Approval orders issued – Regarding.

Ref :

1. Joint Director, Town and Country Planning Department (Planning and Permission), Kajamalai main road, Tiruchirappalli Roc.No. SWP/RTGXUTD3/37637/2025/TCP Dated : 09.04.2025 and Plan for this Layout No.TCP/TRY/73/2025
2. Thiru.R.Mariyappan and Thiru.V.Bhuvaneshwaran, D.No.3/204, North Street, Kalpalayam, Mannachanallur Trichy Application Dated : 09/04/2025
3. O/of the Sub Register, Srirangam Gift Deed Document No.573/2025. Dated: 19.02.2025
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.748, 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 PGCIOB 764822856 Dt.15.07.2025 PGCIOB 766594711, Dt. 21.07.2025 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 : 15.07.2025
16. Land Use Conversion Charges Paid via E-Challan No. 20250808005212, Dated. 08.08.2025
17. Miscellaneous Charges Paid to Town Panchayat via Single Window Portal on 26.08.2025.
18. Thiru.R.Mariyappan and Thiru.V.Bhuvaneshwaran, D.No.3/204, North Street, Kalpalayam, Mannachanallur (Vadamalai Nagar Naming reQ lr)
19. Council Resolution No.784, Dated : 25.07.2025 of the Mannachanallur Town Panchayat for Final Approval
20. Connected Records

Body:

With reference to the above letter 1st cited, Technical Sanction has been accorded for the Layout, extent of 2.08 acres (8402.00 Sq.mt) located in Mannachanallur Town Panchayat, Melaseethevimangalam Village at S.F.No.162/4B, 162/4C through online (SWP) by the Joint Director of Town Country Planning, Tiruchirappalli District vide Technical Sanction L.A/TCP.J.D(T.D) No.73/2025.

With reference to the above letter 2nd cited, applicant Thiru.S.Mariyappan and Thiru.V.Bhuvaneshwaran 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

As per G.O.Ms.No.138, Housing and urban Development,

Dated :04.06.2004 90438

8 Vacant Land Tax as per Tiruchirappalli District Gazette No.6, Dated.13.07.2022 469672

9 Library Cess 10% 46967

Total 913680

This Layout is currently located in Ward No.3, Vadamalai Nagar

With Reference to the letter 1st cited Technical Clearance was given by the Assistant Director of the Town

plot and the building extending over the entire width of the plot. Only a well, latrine, pit, cowshed, cart shed or similar non-residential but ancillary buildings shall be erected in this rear open space. But the buildings shall not exceed one-third of the length of the rear boundary in aggregate and shall not exceed 3.00 meters/3.75 meters above the rear ground level of the plot.

17. In the case of a plot located in an expansion development plan area, as per the building rules, buildings should not be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt

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

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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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