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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: B2/000883/2026 **Date:** 5/5/26 5:42 PM

From:

Village Panchayat

Sittilarai village Panchayat, Musiri TK, Trichy DT-621211

To :

Thiru.N.Balajayakumar & Five Others,
No.16, Ist Street, Gandhi Nagar,
Musiri (Tk) Tiruchirappalli -621211.

Online Application Number: CJ9DWWF9

Sir/ Madam,

Sub :

Layout Final Approval.

Ref :

Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department, Tiruchirappalli District Letter Roc No.
SWP/CJ9DWWF9/60410/2026/TCP, Dated: 03-03-2026.

Body:

Final Approval has been given for layout plot No.01 to 41 located in Sitillarai Village Survery No. 106/3B, 3E, 3F, 3G, 4B, 4C1- in Sittilarai Panchayat, T.pet Panchayat Union, Musiri Taluk at Tiruchirapplli District with an area of Acres 2.14 or 8674.00 Sqm subject to the following conditions. (Layout Name: Sri Jeyam Nagar) 1. This final approval is granted subject to the special conditions and layout conditions mentioned in the letter from the Joint Director / Deputy Director Assistant Director District Town and Country Planning Office, Tiruchirappalli, referred to above. 2.As per Government Order (M.S) No. 181 Housing and Urban Development {UD4(1)} Department dated 09-12-2020 and the letter seen, Basic facilities such as Tar road, Storm Water drainage, Water Distribution Pipeline facilities are Provided By Applicant to Layout. A deposit amount of Rs. 4695 has been paid to the Tamil Nadu Electricity Generation and Distribution Corporation, Musiri, as an advance payment for the

installation of street lights. As per the petitioner's request, the work of installing street lights should be completed within a month of the final approval. if you will not do that, Paid amount Rs.150000/- to Sitillarai Village Panchayat. If you do not pay the Street Light fee for your layout to the Sittilarai Panchayat, the final approval given to this Layout will be cancelled immediately.3.Alternation of plot sizes, road Pattern, Sizes, dimensions of public allotments and further sub division of the plot contrary to the layout plan approved by the District town and country planning office, Tiruchirappalli shall not be done without the prior approval of the district town and cournty planning office. 4.The plots in these housing units, which will be given final approval, must be used only for the constructions of houses. 5.If the documents provided by the petitioner regarding land ownership are found to be not valid, the final approval given to this housing unit will be cancelled without any prior notice. If any issue regarding land ownership arises in the future, it is the responsibility of the petitioner to seek a solution through a competent court. The Block Development Officer (Vpts), Panchayat Union, T.Pettai or Sittilarai Panchayat will not be responsible for this in any way.6.when the fees paid for the final approval of the land division are reported as a financial loss during the audit and inspection, the amount of the loss mst be paid conditionally. This approval is applicable only specified plots. Separate application for building plan permission should be made and the appropriate fees paid.7.The roads handed over to the Sittilarai Village Panchayat for public use, as well as the public open space, the local government utility area, and the area designated for electricity use, shall not be subject to any encumbrance or sale. In case of violation, the final approval will be revoked without prior notice.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2026.05.05 17:42:25

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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