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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Online ApplicationNO: WHC41DJ5/35891/2024/2024/TCP

Date: 12/4/24 5:47 PM

From:

Village Panchayat

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

To :

Thiru.VINCENT ADAIKALARAJ, Tmt.SASIKALA,
Thiru.SACHIDHANANDAN & Tmt.PRIYADHARSHNI,
No.1/51, NARAYANA NAGAR, VATHUKARASTREET,
WORAIYUR, TRICHY – 620003.

Online Application Number: WHC41DJ5

Sir/ Madam,

Sub :

Final approval for Residential Layout – District Town and Country Planning Office – Comprised in SF.No.133/3, 134/1, 3A, 4, 5A, 5B, 6, 7, 8, 136/1,
2, 137/2, 138/3, 5, 152/1, 2, 3A, 4, 5, 6, 7A, 7B, 7C, 8 of Thalakudi Village and Panchayat - Lalgudi Taluk - Tiruchirappalli District -
an extent of 8.25 Acres (33373.0 Sq.mt) – Planning Permission issued – forwarded for further action - Reg.

Ref :

Online ApplicationNO: WHC41DJ5/35891/2024/2024/TCP Date: 03/12/2024

Body:

Joint Director / Deputy Director / Assistant Director. Residential Layout – District Town and Country Planning Office – Comprised in SF.No.133/3, 134/1, 3A, 4, 5A, 5B, 6, 7, 8, 136/1,2, 137/2, 138/3, 5, 152/1, 2, 3A, 4, 5, 6, 7A, 7B, 7C, 8 of Thalakudi Village and Panchayat - Lalgudi Taluk -Tiruchirappalli District -an extent of 8.25 Acres (33373.0 Sq.mt) L.P/JD DTCP(TD) No:239/2024 (Planning Permission No.171/2024) – Planning Permission issued For 168 plots Residential Layout. issued Final Approval from Thalakudi Panchayat,

Hence, this residential Layout has been approved with below conditions.

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to theLayout Plan approved by the DistrictTown and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfillingthe above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plotsselected for public purposes. Also, only
in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone asper TNCDBR - 2019 should be allowedby the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should beshifted to the edge of theroad or as shown on the approvedLayout Plan.
6. The hollowed part of the Layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters insuccession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, theapplicant should be obtained permissionfrom the District Town and Country Planning Office and the Local Body Office concerned for each building.
9.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office.If any problem arises regarding theright of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copyof proof (gift deed document) ofhandover of the public open spaces to the local body concerned.
10.Once the applicant receives the approval of the Layout plan from the district Town and country planning office, the approvedLayout plan shall be permanentlypublished at the entrance of the Layout without any change / release fir public view through a 6’ x 4’permanent display boardalong with the details of resolutionnumber and date of approval of the Layout.
11.The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is alsosubmitted that no right can be asserted onthe ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrector if there is a situation where thePlanning Permission /Concurrence approval for the plot may be affected, the planning permission/concurrence approval grantedto the Layout will be cancelled by theDistrict Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall becompulsorily provided to the purchaserswhile selling plots for sale.

The President,
Thalakudi Panchayat,
Lalkudi Taluk,
Tiruchirappalli District.

Village

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.