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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc.No. EL3LYZAF / 44085 / 2025 / 2025/ TCP Dated : 09.05.2025

Date: 8/12/25 6:08 PM

From:

Executive officer

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

To :

Thiru.R.Rajendran & R.Vasudevan D.No.7/3, Uppukara Street, Trichy

Online Application Number: EL3LYZAF

Sir/ Madam,

Sub :

Residential Layout Approval – Town Panchayats Administration - Tiruchirappalli District- Mannachanallur Town Panchayat – Ulunthangudi Village S.F.No: 103/1A1- Site extent of 7912.00 Square meter (1.955 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. EL3LYZAF / 44085 / 2025 / 2025/ TCP Dated : 09.05.2025 and Plan for this Layout No.TCP/TRY/84/2025
2.Thiru.R.Rajendran & R.Vasudevan D.No.7/3, Uppukara Street, Trichy Application Dated : 09/05/2025
3.O/of the Sub Register, Srirangam Gift Deed Document No.3397/2025. Dated: 03.05.2025
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.747, Dated : 27.05.2025

Body:

Order : -

With reference to the above letter 1st cited, Technical Sanction has been accorded for the Layout, extent of 1.955 acres (7912.00 Sq.mt) located in Mannachanallur Town Panchayat at Ulunthyangudi Village at S.F.No.103/1A1 through online (SWP) by the Joint Director of Town Country Planning, Tiruchirappalli District vide Technical Sanction L.A/TCP.J.D(T.D) No.84/2025.

With reference to the above letter 2nd cited, applicant Thiru.S.Rajendran & Thiru.S.Vasudevan 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 reference cited 16th has been paid in the Government account on 08.08.2025. Other fees have been paid

442281

9 Library Cess 10% Rs.44228

Total Rs.859511

This “Rasi Nagar” Layout is currently located in Ward No.10, Ulunthangudi Bye-pass Road

With Reference to the letter 1st cited Technical Clearance was given by the Assistant Director of the Town and Country Planning, Tiruchirappalli District. With reference to the 19th cited, Mannachanallur Town Panchayat Council has passed resolution for final approval of the Layout with Resolution No.786, Dated.25.07.2025. Hence the above Layout is given final approval with conditions and special conditions attached to the letter of the Joint Director of Town Country Planning, Tiruchirappalli District and also the following conditions.

Details of Allocation of approved plot

Area of Layout - 7912.00 Sq.Mt (01.955 acre)

Area of Layout excluding road and Corner brackets (As per the map) -5803.275 Sq.Mt

Roads and Corner brackets Handed over to Local body-2108.725 Sq.Mt

Handed over to TNEB (Electrical Use)-44.67 Sq.Mt

Public use (Town Panchayat) - 48.41 Sq.Mt

the plot. The open space left unbuilt as a garden or open yard or for personal use should be kept clean.

18. A copy of the Layout approved by the Town and Country Planning Department along with a copy of this order shall be compulsorily given to the purchasers while selling the Layout.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruchirappalli
Date:2025.08.12 18:08:45

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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