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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: SWP/U3TKMGFH/24 313/2024/TCP Date : 26/04/2024

Date: 7/20/24 9:05 PM

From:

Village Panchayat

Erakudi Panchayat, Uppilliapuram Union Office, Tiruchirappalli District

To :

R.MANOHARAN,
NO.10/1, THAMARAI SALAI EXTENSION,
THILLAI NAGAR, TIRUCHIRAPPALLI TOWN,
TIRUCHIRAPPALI-621 018.

Online Application Number: U3TKMGFH

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Tiruchirappalli District – Thuraiyur Taluk – Uppiliapuram
Panchayat Union – Erakudi Panchayat – Erakudi South Village – UDR.S.F.No.44/3 – 01.43Acres or 5800.00Sqm - Technical
clearance issued – forwarded for further action - Reg.

Ref :

1.Applicant. R.MANOHARAN, received via single window portal, Dated:09.03.2024.
2.District Town and country planning Office, Tiruchirappalli District Letter No.SWP/ U3TKMGFH/ 24313/2024/TCP. (Road
pattern issued on dated: 15.04.2024.)
3.Joint Director, Agricultural department LetterNo.U2/1193/2024, Dated.09.02.2024.
4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020.
5.Applicant.R.MANOHARAN, letter dated:23.04.2024. (Gift Deed Doc. No.899/2024 Dated: 18.04.2024).
6.G.O.138, Housing and Urban Development Department, Dated:04.06.2004.
7.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal
Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

10.G.O.141, Housing and Urban Development Department, Dated:16.07.2022.
11.Government Letter No.19113/Nov4(3)/2017-1,Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
14.Demand payment Request Letter, Dated:24.04.2024 (requiring payment of Centage Fee, Display Board Fee).
15. Applicant.R.MANOHARAN, Dated:25.04.2024. (Payment of Centage Fee, Display Board Fee).
16.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in UDR.S.F.No.44/3 of
Erakudi South Village, Erakudi Panchayat, Uppiliapuram panchayat Union, Thuraiyur Taluk, Tiruchirappalli District extent of
01.43Acres or 5800.00Sqm. Hence, this residential layout has
been approved with below conditions.
1.As per the condition, the layout has been approved and approved number issued as L.P/JD DTCP(TD) No:86/2024 and
enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action.
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.9 (b).
3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned
registration department office and land survey department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to
update in Tamilnilam website Special Conditions
Special Conditions
1.a) With reference to the 8th cited and 11th cited letter, if the located site lies in the Municipal/ Corporation areas:
Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights
from the applicants. After collecting the necessary fee the final layout sketch, permit of planning authority along with
approval of Local Body shall be issued to the applicant(s) directly and 10th cited Letter, May allow the owners/developers
either to carry out Infrastructure Development Works to the standards specified by the concerned local body or to pay the
estimate cost to the local bodies.
b) 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, only after ensuring that the applicant
lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT,
provide necessary street lights etc., as per the standards specified by the local body.
2.With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer
of earmarked road, park areas SF.No sub-division in favour concern local body.
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.As per TNCDBR-2019 the following fee and charges are collected as follows:
1.Scrutiny Fees – Rs.8700/- Date: 09.03.2024.
2.OSR Charge – Rs.14300/- Date:23.04.2024.
3.Local Body Fees-Rs.35000/- Date:08/07/20243.Centage Charge – Rs.10500/- Date: 25.04.2024.
4.Display Board Deposit Fee – Rs.1500/- Date: 25.04.2024.
6. 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 conversation charges, before issuing the final approval in the following head of account
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)Fees-Rs.19950/-Date:09.07.2024
LAYOUT CONDITIONS
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary
to the Layout Plan approved by the District Town 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
fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the
plots selected 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 as per TNCDBR - 2019 should be allowed by 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 be shifted to the edge
of the road or as shown on the approved Layout 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 in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the
applicant should be obtained permission from 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 the right 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 copy of proof (gift deed document) of handover 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
approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public
view through a 6' x 4' permanent display board along with the details of resolution number 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 also
submitted that no right can be asserted on the 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
incorrect or if there is a situation where the Planning Permission /Concurrence approval for the plot may be affected, the
planning permission/concurrence approval granted to the layout will be cancelled by the District 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 be
compulsorily provided to the purchasers while selling plots for sale.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2024.07.20 21:05:34

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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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.