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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Kajamalai Main Road,

ROC No. SWP/ACWECTG6/65267/2026/TCP Date : 07/08/2026

From:

Joint Director / Deputy Director / Assistant Director

Kajamalai Main Road,

To :

The Block Development officer(V.P),
Manikandam Panchayat Union,
Srirangam taulk,
Tiruchirappalli district.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office –Tiruchirappalli (LPA)District – Srirangam Taluk – Manikandam Panchayat Union- Nagamangalam Panchayat/Village Comprised in S No. 182/2B2 - Site Extent – 20.92 Acres (84619.768Sq.m) – Technical clearance issued – forwarded for further action - Reg.

Ref :
1. Applicant Mr.M.Thamaraikannan And Three Others, Trichy Online Application Ref No: SWP/ACWECTG6/65267/2026/TCP, Dated.07.05.2026.
2. The Joint Director (FAC), Tiruchirappalli District Town and Country Planning office Inspection Report of Online Application No. SWP/ACWECTG6/65267/2026/TCP, Dated:
12.05.2026 (Submitted to DTCP through online).
3. G.O (MS) No.40, Housing and Urban Development Department, Dated: 27.02.2008.
4. Regional Deputy Director of Town & Country Planning Approved U/s29 of the T&CP Act 1971 in Proceeding.Roc.No.7770/95 DP2, Dated.28.06.1995.
5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
6. Directorate of Town and Country Planning Office, Chennai online application No. ACWECTG6/2026/TCP2, Dated: 30.07.2026. (Road pattern issued).
7. Applicant Mr.M.Thamaraikannan And Three Others, Trichy Online Application Ref No:SWP/ACWECTG6/65267/2026/TCP, (Gift Deed No.4359/2026 & Dated: 03.08.2026).
8. Directorate of Town and Country Planning Office, Chennai Technical Concurrence received through online reference No. ACWECTG6/2026/TCP2, Dated: 05.08.2026.
9. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
10. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
12. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
13. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
14. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
15. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II, Section 2, Dated. 10.07.2024].
18. G.O.(Ms).No.01, Rural Development & panchayat Raj(PR-1) Department, Dated: 06.01.2025.
19. G.O.(Ms).No.155, Housing and Urban Development [UD4(1)] Department, Dated: 08.10.2025.
20. This Office Online Demand payment Request Letter, Dated: 07.08.2026. (requiring payment of Centage Fee, Subdivision Charges & Development Charges).
21. Applicant Mr.M.Thamaraikannan And Three Others, Trichy Online Application Ref No: SWP/ACWECTG6/65267/2026/TCP, Dated. 07.08.2026. (payment of Centage Fee,
Subdivision Charges & Development Charges).

22. Applicant. Mr.M.Thamaraikannan And Three Others, Self Affidavit document no.FP 669380, dated.07.08.2026.

The Application seeking Technical Clearance for the proposed for Residential layout to an extent extent of 20.92 Acres (84619.768Sq.m), Nagamangalam Village/Panchayat,
Manikandam Panchayat union, Srirangam Taulk, Tiruchirappalli (LPA)District, Planning Area was processed as per rules prevailing and after perusing the records and the Joint Director
(FAC) of Tiruchirappalli District Town and Country Planning office has recommended the proposal with a site inspection remarks vide reference 2nd cited above. Based on the Joint
Director of Tiruchirappalli District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for
roads, parks & public purposes meant for local body and TANGEDCO to the appropriate authority vide reference 6th cited above. On receiving the gift deed soft copy from the applicant through online, 7th cited above, the technical concurrence for the said layout was issued by the Director of Town and Country
Planning vide reference of 8th cited above.
According on the receipt of Centage fees, Development Charges & Sub Division Charges the applicant vide reference 21st cited above. The following order of concurrence for the
proposed layout is issued.
1. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No.109/2026 and PP No.164/2026. The
approved Layout plan is enclosed herewith for taking further action in this regard. The applicant should submit the original Gift deed of 7th cited above to the concerned local body
and it has been forwarded with it for further action.
2. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.
3. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate
action/information.
4. The Block Development Officer, Manikandam Panchyat Union, Srirangam taulk, Tiruchirappalli District is directed to send the letter of acknowledgement towards the receipt of
layout drawings along with conditions.
5. As per circular cited in 15 th it is requested to send the proceeding orders and maps to the concerned Tahsildar to updated in Tamil Nilam website special condition.
6. The Local authority shall accord permission duly following the rules/regularization/ order issued from time to time under the respective act.

Special Conditions:
As per the directions reference under 12th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 10th cited above.
1. The concerned Local body shall issue the final layout Permission only after ensuring that the applicant has gifted the part of the site with an area of 103.41 Sq.m marked with
boundaries “abcd” to the concerned competent authority for utilizing it as service road through a registered gift deed.
2. a) 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 fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s)
directly.
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.
3. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after
the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020 should be applied in appropriate permission for amalgamation of EWS
plots.
4. With reference to the 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer of earmarked road S.F.No sub-division in favour concern
local body.
5. 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
6. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously
7. 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.
8. Necessary Guidelines should be followed for the development taking place along water bodies within 3 meters radius of the River/Channel/Pond/Odai.
9. As per G.O.155 Housing and Urban Development Department, dated: 08.10.2025, Layout (Plotted Development) Requirements. - Telecom utilities in layout shall be as given
below:-
a. Empty pipes (large size Hume pipes / HDPE pipes) of minimum width of 0.15m in diameter shall be laid along the outer edges of the layout roads in order to accommodate
telecommunication cable.
b. The layout plans shall clearly indicate the telecom as Utility Infrastructure line."

10. As per TNCDBR-2019 the following fee and charges are collected as follows:
1. Scrutiny Fees – Rs.126981.00/-, Date: 08.05.2026.
2. Centage Charge – Rs.120000.00/-, Date: 07.08.2026.
3. Development Charge – Rs.127050.00/-, Date: 07.08.2026.
4. Display Board Deposit Fee – Rs.1500/-, Date: 07.08.2026.
5. Sub Division Charges – Rs.160000.00/-, Date: 07.08.2026.

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 splays 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.

Joint Director (FAC),
District Town and Country Planning Office,
Tiruchirappalli District.

Copy to:

1. Mr.M.Thamaraikannan And Three Others,
Door No 80 Deepus Nivas ,3rd Cross Street,
2nd Main Road, RS Puram,
Tiruchirappalli- 620023.

2. The Assistant Director,
Department of Land Survey and Records,
Tiruhirappalli District.

3. Tashildar,
Srirangam Taluk,
Tiruchirappalli District.

4. The Sub Registrar,
Keezhsathanur Sub Register,
Tiruchirappalli District.

5. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai.

6. Superintendent Engineer,
Tamil Nadu Generation and Distribution
Corporation Limited (TANGEDCO),
Tiruchirappallai Electricity Distribution Circle,
Tiruchirappallai District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	126981	08/05/2026
2	OSR Fee		
3	Centage Charges	120000.00	07/08/2026
4	Development Charges	127050.00	07/08/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	160000.00	07/08/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Tiruchirappalli District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Tiruchirappalli
Date:2026.08.07 18:26:50

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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