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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: ST6MF7S0/44245/2025/TCP/2025/TCP

Date: 8/29/25 7:10 PM

From:

Village Panchayat

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

To :

Thiru. S.Johnmani, S.Arulmani, S.Gurusamy & G.Chitra,
No.7/17a, Rajagiri Garden,
South chathiram, Melavaladi(Po)
Lalgudi(T.K)
Thiruchirappalli - 621218

Online Application Number: ST6MF7S0

Sir/ Madam,

Sub :

Residential Layout - Rural Development Panchayat Raj - Thiruchirappalli District - Lalgudi Panchayat Union - Appadurai Village Panchayat - SF.No.37B/2B, 53/2B,3A,3B,4- Total Extent - 14818.0sqm(3.66 Acre) - Local Body Layout Approval Order Issued - Reg

Ref :

1. Applicant Thiru.S.Johnmani, S.Arulamni, S.Gurusamy & G.Chithra, Received via single window Portal Online No. ST6MF7S0/44245/2025/TCP Dated: 17.03.2025
2. The Joint Director, District Town and country Planning Office, Tiruchirappalli District Letter No.TRY – SWP- ST6MF7S0/44245/2025/TCP (Road Pattern issued on Dated : 27.03.2025
3. Applicant Thiru. S.Johnmani, S.Arulmani, S.Gurusamy & G.Chitra, Trichy Letter Dated: 10.12.2024(Gift Deed No1386/2025 Dated: 28.03.2025)
4. G.O.138, Housing and Unban Development/ Department, Dated: 04.06.2004
5. G.O.79, Housing and Urban Development Department , Dated: 04.05.2017
6. G.O.141, Housing and Urban Development Department , Dated: 23.09.2020
7. G.O. 181, Housing and Urban Development Department, Dated: 09.12.2020
8. G.O.(Ms)No.119, Rural Development and Panchayat Raj (PR.2) Department Dated: 16.07.2024
9. G.O.(Ms)No.180, Rural Delopment and Panchayat Raj(PR-II2) Departmnet Dated: 05.12.2024
10. Town and Country Planning Department (Planning Permission) ROC No.320/2022/TCP Dated : 07.01.2022
11. The Applicant Thiru.S.Johnmani, S.Arulamni, S.Gurusamy & G.Chithra, Street light Deposit

Amount Remitted TNPDCL Payment Portal, SC. No.
12. The Applicant Thiru.S.Johnmani, S.Arulamni, S.Gurusamy & G.Chithra, Layout Approval Fee and 3% Market Value Amount Remitted ST6MF7S0/44245/2025/TCP , Dated: 28.08.2025
13. L.P./JD, DTCP (TD) DTCP Approval No. 65/2025 Dated: 04.03.2025
14. The Commissionar, Rural Delopment and Panchayat Raj Developing Infrastructure Cost RC. No.4870/2024/PRI.MIS-1, Dated: 16.05.2025

Body:

With Reference to the First sited Letter Applicant has Requested for the Approve of Residential Lay Out in Trichirappalli District, Lalgudi Taluk
Lalgudi Panchayat Union, Appadurai Village Panchayat SF.No.37B/2B, 53/2B,3A,3B,4 with an Extant of 14818.0sqm .(3.66 Acre) Hence this Residential Layout Has Been Approved
1. Below as per the Condition The Residencial Layout has been Approved Number issued as L.P./JD, DTCP (TD) No. 65/2025 Dated: 04.03.2025 Issued by DTCP, Trichy
2. 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
A. Layout Approval Fees, Rs. 392253
B. Layout Inspection Fees Rs. 5000
Total Amount Collected Rs. 397253 (Rupees Three Lakh Ninty seven Thousand Two Hundred Fifty three Only)
C. TANGEDCO Street light Caution Deposit, Delopment Charges and Estimate Charges on New Service Connection Fees, Rs.533326,Paid By Layout Owner
2. 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, Ensuring that the Applicant tar BT Roads Laid by the Layout Owner, Provide Other Amenities, like storm water drains, water Supply facilities by constructing required OHT, as per the standards basic amenities execute by the Layout Owner
3. The allocated roads and Park handed over to the Local Government (Gift Deed No. 1386/2025 Dated: 28.03.2025)
4. The Tamilnadu Government in G.O.Ms. No.112, Housing Urban Development Department , Dated: 22.06.217 have Approved the Tamilnadu Real Estate(Regulation & Development)Act 2016. The Promotor 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 instruction given by TNRERA
5. 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 entitlement to Development is verified in the document submitted with 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.
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 mor than 9.00 meters in succession of the road boundary
8. The Applicant Developing Infrastructure as Follows :-
1. BT Road Laid
2. Storm Water Drainage Newly Constructed
3. Water Supply Pipeline Laid in the Layout
4. TANGEDCO New Street light Caution Deposit, Development Charges and Estimate on New Service Connection Fees Amount Paid. The above basic Infrastructure Executed by the Layout Owner
9. A copy of the plan approved by the District Town Planning Office and Panchayat Office along with a copy of this order shall be compulsorily Provided to the purchasers while selling plots for sale.
10. The Order issue that it is the responsibility of the owner to provide facilities such as drainage and water supply facilities by carrying out the necessary constructions for the land Ownership.

Layout Specifications:

Extent : 14818.00Sq.m
Total No of Plots : 75 Nos
EWS Plots : 11-18,44,45,46,54,70-74
EWS Plots Area : 922.04 Sq.m(10.05%)
Reservations:
Road & Splay : 5641.28 Sq.m
Park : 947.31 Sq.m – 10.32%
PP-1(Local body) 47.17Sq.m – 0.51%
PP-2 (TANGEDCO) 47.05 Sq.m – 0.51%

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2025.08.29 19:10:49

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.