

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 01/2024-2025-230453

Date: 12/19/24 4:46 PM

From:

Village Panchayat

Erakudi Panchayat, Uppiliapuram Union Office, Tiruchirappalli District

To :

Thiru.V.Venuraj,
3/641 Muthuraja street, Erakudi,
Thuraiyur, Trichy – 621001

Online Application Number:

3Y3RG4KZ

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office - Tiruchirappalli District – Thuraiyur Taluk – Erakudi Panchayat & Erakudi south Village – S.F.No. 104/4B- Extent - 8450.0sqm - "KONGU NAGAR "-Technical clearance issued.

Ref :

- 1.Applicant Thiru.V.Venuraj, received via single window portal, reference number: 3Y3RG4KZ/37738/2024/TCP Dated:21.11.2024.
- 2.District Town and country planning Office, Tiruchirappalli District Letter No. TRY-SWP-3Y3RG4KZ/37738/2024/TCP (Road pattern issued on dated: 27.11.2024)
- 3.Joint Director Agriculture department, Tiruchirappalli Letter Nos.U2/14808/2024 Dated:18.11.2024 (Non planning Area)
- 4.Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated: 24.12.2020
- 5.Applicant Thiru.V.Venuraj, letter dated:03.12.2024. (Gift Deed No.3032/2024 & 3033/2024 Dated: 29.11.2024).
- 6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
- 7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 8.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.

9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
12.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
15.Demand payment Request Letter dated:04.12.2024 (requiring payment of Centage Fee, Display Board Fee).
Ref :
16.Applicant Thiru.V.Venuraj, Dated: 27.11.2024. (Payment of Centage Fee, Display Board Fee).
17.Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.
18. G.O.(Ms).No.58, Housing and Urban Development (UD4(1) Department, Dated: 05.03.2024

Body:

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 are collected from Applicant. Final Approval issued.

1. Layout Approval Fees - Rs. 31,500.00
2. Layout Inspection Fees - Rs. 34,000.00



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruchirappalli
Date: 2024.12.19 16:46:26



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](#)



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



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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