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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 430/2025/A1 **Date:** 2/26/26 10:14 PM

From:

Executive officer

16/14, Angalamman kovil street, Vanapattarai maidanam, Thottiam, Tiruchirappalli Dt - 621215

To :

Mr.M.Mohan,
S/O Mani,
No:5/808, Azhagu Nagar,
Trichy Road,
Namakkal – 637 001.

Online Application Number: 1R090G52

Sir/ Madam,

Sub :

Residential Layout – Tiruchirappalli District – Thottiam Selection Grade Town Panchayat – Thottiam Village – Survey No.24 / 3D1 measuring 3.000 acres or 12157 sq.m – Technical Approval and Layout Map bearing DTCP No. 175/2025 granted by the Joint Director, Department of Town and Country Planning, Tiruchirappalli. Final approval granted by the Town Panchayat.

Ref :

1. GO No.138 , 79 ,141 and 181 – Housing & Urban Development Dept. – Vide Dated.04.06.2004, 04.05.2017, 23.09.2020 (16.07.2022) and 09.12.2020
2. GO No.18 – MAWS Dept. – Dated 04.02.2019
3. Documents from Thiru M, Mohan S/o Mani , Layout Promotors ,Namakkal District
4. Letter from Joint Director DTCP, Tiruchirappalli, Ref: Roc. SWP/1R090G52/54046/2025/TCP/2025/TCP Date. 15/10/2025
5. Panchayat letter dated 10.12.2025, and 29.12.2025
6. Land Coversation Charges E Challan No 20260225032677 Date 25.02.2026 k‰W« Town Panchayat Charges Protal Receipt No 2026022154046 Date 21.02.2026 and EB Receipt No PGCCAN837252543 Date 25.02.2026
7. Town Panchayat Resolution No. 683 dated 31.10.2025 and Connecting Records

Body:

Order:

With Reference to the Letter 3 rd Cited , applicant has requested for Final approval of Layout by local Body for the Thottiam Village Survey No 4 / 3D1 measuring 3.000 acres or 12157 sq.msq.m Technical Approval and Layout Map bearing DTCP No. 175/2025 granted by 4 th Cited by the Joint Director, Department of Town and Country Planning, Tiruchirappalli District Dated 29.12.2025 with the original Gift Settlement Reg No 5172/2025 Date 30.09.2025 .

With Reference 7 th Cited The Thottiam Town Panchayat , Council has passed Final Approval of the layout with Resolution No. 683 dated 31.10.2025 .

The Layout Place at Ward No 3 Thoulrpatty Road Rose Garden Street (Near Royal Garden) Thottiam .

Hence the above Layout Final Approval given by the Town Panchayat with Subject to the conditions and special conditions specified in the technical permission granted by the Joint Director, Urban Development, Tiruchirappalli, in Cited 4 .

Layout Specifications :

Extent 8720.19 sq.m , Total No of Plots 64 Nos , Reservatioins : Road & Splay 3436.81 sqm Park Place 886.38 Sq.m, PP- 1 (Local Body) 46.47 Sq.m – 0.53% , PP-2 (Tangedco) 45.90 Sq.m .- 0.52%

(e signed)

Executive Officer,

Thotiyam Town Panchayat

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruchirappalli
Date:2026.02.26 22:14:23

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
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The LandLens suite
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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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