Layout Application - Final Approval Letter

Roc No: B2/803/2025 Date: 5/29/25 5:30 PM

From:

Village Panchayat

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

To :

V. Kailasam Old No.4/1 New No.9 Warners Road, Cantonment, Trichy 620001

Online Application Number: 97R07D61

Sir/ Madam,

Sub :

Residentional Layout - Trichirappalli District - Lalgudi Panchayat Union Office- Mahilambadi Village Panchayat - SF. No. 219/1A2, 1B2B, 1c, 3A, 3B, 4A,4B,4C,4D,5A,5B, 6,220/8A, 9A,9B2,10,230/5A1,6A1,7A,8A1,9B1,9C1A,10,235/1,2,3,4,5,6,7,8 With an Extent of 30746.00 Sq.m (7.59 Acre) - Local Body Apporval Order Issued - Reg.

Ref :

1. Applicant Thiru. Kailasam, Tiruchirappalli Received via single window portal Online No.97R07D61/42159/2025, Dated; 28.02.2025
2. The Joint Director, District Town and Country Planning Office, Tiruchirappalli district Letter No. 97R07D61/42159/2025 (road Pattern Issued On Dated: 13.03.2025)
3. G.O.181, Housing and Urban Development Development Department, Dated: 09.12.2020
4. G.O.(Ms.) No.119, Rural Development and Panchayat Raj (PR.2) Department, Dated16.07.2024
5. G.O. (Ms.) No.180, Rural Development and Panchayat Raj (PR-II 2) Department, Dated:05.12.2024.
6. This Office Circular No.4870/2024PRI2.2, Dated:10.01.2025
7. DTCP Approval No.56/2025 Dated: 18.03.2025

Body:

With Reference to the First sited Letter Applicant has Requested for the Apporve of Residential Lay Out in Trichirappalli District , Lalgudi Taluk.
Lalgudi Panchayat Union, Mahilambadi Village Panchayat SF. No. 219/1A2, 1B2B, 1c, 3A, 3B, 4A,4B,4C,4D,5A,5B, 6,220/8A, 9A,9B2,10,230/5A1,6A1,7A,8A1,9B1,9C1A,10,235/1,2,3,4,5,6,7,8 With an Extent of 30746.00 Sq.m (7.59 Acre) hence this Residential Layout Has been Apporved
1. Below as per the Condition The Lay Out as been Apporved and Apporved Number issued as L.P./JD DTCP (TD) No.56/2025 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

1.Layout Approval fees Rs 1,18,000
2. Layout Inspection Fees and 3% GLV- Plot Approval Fee D Category Panchayat Per Sq.ft.1,Including . RS.3,32,734
Total Amount Collected 4,50,734
4. TNEB Street Light Estimate Charge on New Service Connections Rs. 2,34,760

Paid By Layout Owner

Special Conditions
1. 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 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 executed by the layout owner.
2. The allocated roads and parks handed over to the local government.
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. The order issued stated 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.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2025.05.29 17:30:02