Layout Application - Final Approval Letter

Roc No: 221/2025/A1 **Date:** 8/29/25 4:08 PM

From:

Executive officer

1,Vellalar Street,Manachanallur,Manachanallur(Tk),Tiruchirapalli(Dt),621 005

To :

Thiru.R.Mariyappan and Thiru.V.Bhuvaneshwaran,
D.No.3/204, North Street, Kalpalayam, Mannachanallur, Trichy

Online Application Number: RTGXUTD3

Sir/ Madam,

Sub :

Residential Layout Approval – Town Panchayats Administration - Tiruchirappalli District- Mannachanallur Town Panchayat - Melaseethevimangalam Village S.F.No.162/4B, 162/4C - Site extent of 8402.00 Square meter (2.08 acre) - Technical Sanction has been issued by DTCP– Final Approval orders issued – Regarding.

Ref :

1. Joint Director, Town and Country Planning Department (Planning and Permission), Kajamalai main road, Tiruchirappalli Roc.No. SWP/RTGXUTD3/37637/2025/TCP Dated : 09.04.2025 and Plan for this Layout No.TCP/TRY/73/2025
2. Thiru.R.Mariyappan and Thiru.V.Bhuvaneshwaran, D.No.3/204, North Street, Kalpalayam, Mannachanallur Trichy Application Dated : 09/04/2025
3. O/of the Sub Register, Srirangam Gift Deed Document No.573/2025. Dated: 19.02.2025
4. G.O No.138, Housing and Urban Development Dept, Dated:04.06.2004
5. G.O No.79, Housing and Urban Development Dept, Dated:04.05.2017
6. G.O No.18, Municipal Administration and Water Supply Dept, Dated.04.02.2019 and G.O No.16, Municipal Administration and Water Supply Dept, Dated.31.01.2020
7. G.O No.141, Housing and Urban Development Department, Dated : 06.09.2009
8. G.O No.181, Housing and Urban Development Department, Dated : 09.12.2020
9. Director of Municipal Administration and Water Supply Department Lr.No. 12843/2022, TP2, Dated : 20.10.2022
10. Mannachanallur Town Panchayat Executive Officer and Junior Engineer Field Inspection dated.19.05.2025

11. Mannachanallur Town Panchayat Council Resolution No.748, Dated : 27.05.2025
12. Estimate for Basic amenities received from the Junior Engineer, Mannachanallur Town Panchayat (H.Q) Dated : 25.06.2025
13. Mannachanallur Town Panchayat Executive Officer and Junior Engineer Field Inspection dated.15.07.2025
14. Challan Number PGCIOB 764822856 Dt.15.07.2025 PGCIOB 766594711, Dt. 21.07.2025 for remittance of Payment as per TNEB Demand to the O/of the Assistant Executive Engineer, TNEB.
15. Certificate received from the Junior Engineer, Mannachanallur Town Panchayat, Dated : 15.07.2025
16. Land Use Conversion Charges Paid via E-Challan No. 20250808005212, Dated. 08.08.2025
17. Miscellaneous Charges Paid to Town Panchayat via Single Window Portal on 26.08.2025.
18. Thiru.R.Mariyappan and Thiru.V.Bhuvaneshwaran, D.No.3/204, North Street, Kalpalayam, Mannachanallur (Vadamalai Nagar Naming reQ lr)
19. Council Resolution No.784, Dated : 25.07.2025 of the Mannachanallur Town Panchayat for Final Approval
20. Connected Records

Body:

With reference to the above letter 1st cited, Technical Sanction has been accorded for the Layout, extent of 2.08 acres (8402.00 Sq.mt) located in Mannachanallur Town Panchayat, Melaseethevimangalam Village at S.F.No.162/4B, 162/4C through online (SWP) by the Joint Director of Town Country Planning, Tiruchirappalli District vide Technical Sanction L.A/TCP.J.D(T.D) No.73/2025.

With reference to the above letter 2nd cited, applicant Thiru.S.Mariyappan and Thiru.V.Bhuvaneshwaran has requested final approval for the above layout.

With Reference to the letter 3rd cited the roads and public utility areas have been allocated to the Town Panchayat under this Layout and Gift Deed Document have been handed over to the Town Panchayat.

Further, basic facilities such as drains, roads, small bridge and street lights have been constructed in this Layout.

In order to give final approval to the above Layout, the land use change fee as per the details given in

As per G.O.Ms.No.138, Housing and urban Development,

Dated :04.06.2004 90438

8 Vacant Land Tax as per Tiruchirappalli District Gazette No.6, Dated.13.07.2022 469672

9 Library Cess 10% 46967

Total 913680

This Layout is currently located in Ward No.3, Vadamalai Nagar

With Reference to the letter 1st cited Technical Clearance was given by the Assistant Director of the Town

plot and the building extending over the entire width of the plot. Only a well, latrine, pit, cowshed, cart shed or similar non-residential but ancillary buildings shall be erected in this rear open space. But the buildings shall not exceed one-third of the length of the rear boundary in aggregate and shall not exceed 3.00 meters/3.75 meters above the rear ground level of the plot.

17. In the case of a plot located in an expansion development plan area, as per the building rules, buildings should not be constructed more than 50 or 67 percent of the area of the plot. The open space left unbuilt

Executive officer

Signature Not Verified

Signed by: Executive Officer
Location:Tiruchirappalli
Date:2025.08.29 16:08:46