Layout Application - Final Approval Letter

Roc No: B1/803/2025 **Date:** 9/17/25 5:55 PM

From:

Village Panchayat

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

To :

Thiru. V. Kailasam snd R. Vijayalakshmi
Old No: 4/1, New No : 9
Warners Road, Cartonment,
Trichy - 620 001.

Online Application Number: 5Q0L1MJ5

Sir/ Madam,

Sub :

Residential Layout - Rural Development Panchayat Raj- Tiruchirappalli Disttrict - Lalgudi Panchayat Union - Neikuppai Village Panchayat - SF.No. 6/4B, 7/1A, 7/1B, 7/2 And 9/1 - Total Extent - 24850Sqm - (6.14Acre) - Local Body Approval Order Issued _ Reg.

Ref :

1. Applicant Thiru. V. Kailasam and R.Vijayalakshmi, Received via Single Window Portal, reference Number : 5Q0L1MJ5/45209/2025/TCP, Dated: 12.04.2025.
2. Joind Director ,District Town and Country Planning Office, Tiruchirappalli District Leter Nos. SWP/5Q0L1MJ5/2025/TCP/2025/TCP (Road Pattern Issued on Dated: 28.04.2025
3. Applicant Thiru. V.Kailasam and R.Vijayalakshmi, Letter dated:30.04.2025. (Gift Deed No.896/2025 Dated:29.04.2025, SRO, Kanakiliyanallur)
4. G.O.138, Housing and Urban Development Department, Dated: 04.06.2024
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2024
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. 119 ,Rural Development and PAnchayat Raj (PR.2) Department Dated: 16.07.2024
9. G.O.(Ms)No.180, Rural Development and Panchayat Raj (PR-II2) Department Dated: 05.12.2024
10. Town and Country Planning Department (Planning Permiision) ROC No.87/2025 Dated : 15.05.2025
11. The Applicant Thiru. V.Kailasam and R.Vijayalakshmi Street light Deposit Amount Remitted TNPDCL Pament Portal, SC.No. PGCIOB769176425

12. The Applicant Thiru. V.Kailasam and R.Vijayalakshmi Layout Approval Fee and Market Value Amount Remitted 5Q0L1MJ5, Dated : 15.09.2025.
13. L.P/JD, DTCP(TD) DTCP Approval No. 87/2025 Dated: 15.05.2025
14. The Commissionar, Rural Development 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 Layout in Trichirappalli District, Lalgudi Panchayat Union, Neikuppai Village panchayat SF.NO. 6/4B, 7/1A, 7/1B, 7/2 And 9/1 - Total Extant - 24850Sqm - (6.14Acre) Hence this Residential Layout has been Approved.
1. Below as per the Condition The Layout has been Approves and Approved Number issued as L.P./JD, DTCP (TD) No. 87/2025 Dated: 15.05.2025 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. 4,77,081

B . Layout Inspection Fees and 3% MLV - Plot Approval D Category Panchayat Per Sq.ft.3,Including. RS. 10,000

Total Amount Collected Rs. 4,87,081(Rupees Four Lakh Eighty Seven Thousand and Eighty one Only)

C. TANGEDCO street light Estimate Charge on New Service Charge Amount Fees, Rs.3,58,726, Paid By Layout Owner

3. 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 execute by the Layout Owner
4. The allocated roads handed over to the Local Government. (Gift Deed No.896/2025 Dated:29.04.2025)
5. 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
6. 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.
7. The hollowed Part of the layout should be raised to street level
8. On all streets exceeding 9.00 meters in width,shade trees shall be planted within 1.00meters and not more than 12.00meters in succession of the road boundary
9. The Applicant Developing Infrastructure as Follows :-

1. BT Road Laid
2. Water Supply Pipeline facilities
3. TANGEDCO New Street light Estimate Charge on New Service Charge Fees Amount Paid. The above basic Infrastructure Executed by the Layout Owner

10. 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 sale.
11. 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	: 24850.00 Sq.m
Total No of Plots	: 100 Nos
EWS Plots	: 57-63,75-91,93-98

EWS Plots Area : 1937.94Sq.m(10.49%)

Reservations :

Road & Splay : 6383.18 Sq.m

Park : 1851.84 Sq.m - 10.02%

PP-1(Local body) : 107.17 Sq.m - 0.58%

PP-2(TANGEDCO) : 115.48 Sq.m - 0.62%

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2025.09.17 17:55:47