Layout Application - Final Approval Letter

Roc No: B1/ 803/ 2025

Date: 12/10/25 2:31 PM

From:

Village Panchayat

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

To :

Mrs. Rekha R,
D.No -5/1, 2nd Cross,
VOC Nagar, Aangarai Village,
Trichy - 621703.

Online Application Number: MRON1P3H

Sir/ Madam,

Sub :

Residential Layout - Rural Devlopment and Panchayat Raj -Thiruchirappalli Districk - Lalgudi Panchayat Union - Thirumanamedu Village Panchayat - SF.Nos. 16/3A,4A,5A 20/1A,2A1,2B,4 24/1,5B,6,7,8,9 with an extent of 22426 Sq.m(5.54 Acre) - Local Body Approval Order Issued - Reg

Ref :

1. Applicant Mrs.Rekha.R, Angarai Village Lalgudi received via single window portal online No. MRON1P3H/47428/2025/TCP, Dated: 20.05.2025
2. The Joint Director, District Town and Country Planning Office, Tiruchirappalli District Letter No. TRY-SWP-MRON1P3H/47428/2025/TCP (Road Pattern issued on dated: 22.05.2025)
3. Applicant Mrs.Rekha.R, Trichy letter dated: 26.05.2025. (Gift Deed No. 2272/2025, Dated: 23.05.2025)
4. G.O.138, Housing and Urban Development/ Department, Dated: 04.06.2004
5. G.O.79, Housing and Urban Development Department , Dated: 04.05.2017
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. (Ms)No.119, Rural Developmet 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 Permission) ROC No. MRON1P3H/47428/2025/TCP, Dated: 22.05.2025
11. The Applicant Mrs.Rehka.R,Street Light Deposit Amount Remitted TNPDCL PAYMENT

PORTAL, SC. No. PGCINB794115205, Dated : 13.10.2025
12. The Applicant Mrs. Rekha.R, Layout Approval Fee and 3% Market Land Value Amout Remitted MRON1P3H, Dated: 09.12.2025
13. DTCP Approval No. 97/2025 Dated : 27.05.2025
14. The Commissioner, 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 Lay Out in Tiruchirappalli District, Lalgudi Taluk
Lalgudi Panchayat Union, Thirumanamedu Village Panchayat SF.Nos. 16/3A,4A,5A, 20/1A,2A1,2B, 4 24/1,5B,6,7,8,9 with an extent of 22426 Sq.m(5.54 Acre) 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. 97/2025 Dated: 27.05.2025 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

1. Layout Inspection fees. Rs. 10000
2. Layout Approval Fees and 3% MLV - Plot Approval B Category Panchayat Per Sq.ft.3,Including. RS. 563187

Total Amount Collected Rs. 573187(Rupees Five Lakh Seventy three Thousand One Hundred Eighty Seven Only)

3. TANGEDCO street light Caution Deposit, Development Charges and New Service Connection Fees, Rs.411346, 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.

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 exceeding7.2 meters in width,shade trees shall be planted within1.00 meters and not more than 9.00 meters in succession of the road boundary

9. The Applicant Developing Infrastructure as Follows :-

1. BT Road Laid
2. Storm Water Drainage Newly Constructed
3. Water Supply Pipeline facilities
4. TANGEDCO New Street light Caution Deposit, Development Charges and New Service Connection Fees Amount Paid. The above basic Infrastructure Executed by the Layout Owner

10. A copy of the 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 for 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:
Extant : 22426.00 Sq.m
Total No of Plots : 118 Nos
EWS Plots : 82-97, 104-115
EWS Plots Area : 1622.49 Sq.m (10.20%)
Reservations:
Road & Splay : 6526.31 Sq.m
PP-1(Local body) : 87.82 Sq.m (0.55%)
PP-2 (TANGEDCO) : 83.33 Sq.m (0.52%)
Park 1 & 2 : 1614.85 Sq.m (10.15%)

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2025.12.10 14:31:27