Layout Application - Final Approval Letter

Roc No: Roc No:461/2026/B4

Date: 2/9/26 2:47 PM

From:

Village Panchayat

KARNAVUR

To :

Thiru.Mohamed Sirajudeen,
15A,Gopala Samuthiram East,
Mannargudi Taluk
Thiruvarur District.

Online Application Number: Z9HXEGCO

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of 9899.00 Sq.m in Sf.Nos.180/2,185/1,185/3B1 of Aravathur Village- Karnavur Panchayat – Mannargudi Taluk – Thiruvarur District – Technical Concurrence issued - forwarded for further action - Reg.- Final Approval

Ref :

1. Applicant Thiru.Mohamed Sirajudeen, Mannargudi, Application Ref No:Z9HXEGCO (59581/2026/TVR) Dated:06.01.2026.
2. District Town and country planning Office, Thiruvarur District Letter Ref No: Z9HXEGCO (59581/2026/TVR) Dated:12.01.2026 (Road Pattern Issued)
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. The District Collector, Thiruvarur District Wet Land NOC vide Proc. No.7432/2024/U1, Dated 30.01.2025
5. Applicant Thiru.Mohamed Sirajudeen, Mannargudi, Application Ref No:Z9HXEGCO (59581/2026/TVR) Dated:06.01.2026. (Gift Deed Document no:279/2026 and 413/2026 Dated 30.01.2026).
6. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020and

16.07.2022.
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. 13. Circular from the Director of Town and Country Planning, Roc No. 320/ 2022/TCP3, Dated: 07.01.2022.
14. Demand payment Request Letter, Dated:30.01.2026 (Requiring payment of Centage Fees).
15. Applicant Thiru.Mohamed Sirajudeen, Mannargudi, Application Ref No:Z9HXEGCO (59581/2026/TVR) Dated:06.01.2026.and 30.01.2026 (Payment of Centage Fees).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

Body:

" BRINDHAVAN NAGAR" Residential Layout with an extent of 9899.00 Sq.m in Sf.Nos.180/2,185/1,185/3B1 of Aravathur Village- Karnavur Panchayat – Mannargudi Taluk – Thiruvarur District – Technical Concurrence issued has been given by District Town and country planning Office, Thiruvarur District numbered as LP/ DTCP (TVR)/SWP No:07 /2026 for the Residential Layout named

It is hereby ordered that the final approval of the Special Officer/ Block Development Officer (V.Pt) for the BRINDHAVAN NAGAR new Residential Layout subject to the conditions found in the annexure on the basis that all the above donations have been received on the basis of the government guidelines and the fees payable have been paid to the appropriate government head.

Conditions:

1. Plots and streets have been approved and boundary stones shall be demarcated as per the technical approval given by District Town and country planning Office, Thiruvarur District numbered as LP/ DTCP (TVR)/SWP No: 07 / 2026.
2. No alteration shall be made to road dimensions, road layouts and dimensions of public allotments technical approval given by District Town and country planning Office, Thiruvarur District.
3. The approval number reference should be advertised through a notice board at the Resdential layout location
4. Plots other than plots selected for public purposes in this section should be used only for construction of residential houses.

As per TNCDBR-2019 the following fee and charges are collected as follows:

- Scrutiny Fees – Rs.14,849.00/- Dt.06.01.2026
- Centage Charges – Rs. 19,500.00/-Dt.30.01.2026
- Display Board charges : Rs. 1,500.00/-Dt. 30.01.2026
- Sub division Charges : Rs. 26,000.00/-Dt. 30.01.2026
- Development Charges : Rs. 9,899.00 /-Dt. 30.01.2026
- OSR Charges : Rs. 44,097.00 /-Dt. 30.01.2026

Armed Force Flag Day Fund : Rs. 6,000/- (Receipt no. FD/FUND/1890524 Dated: 30.01.2026)

- Layout Approved Fee– Rs.62000/-
- Inspection Fees – Rs.5000/-

Department of Land Survey and Records,
Thiruvarur District.

3.The Tahsildar,
Mannargudi Taluk,
Thiruvarur District.

4.The Sub-Registrar,
Mannargudi Sub-Registrar Office,
Thiruvarur District.

5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvarur
Date:2026.02.09 14:47:40