Layout Application - Final Approval Letter

Roc No: 716/2025/B4 **Date:** 12/3/25 9:36 PM

From:

Village Panchayat

EDAYAR NATHAM

To :

Thiru.Rajkumar,
s/o Bala subramanian,
27,Narmathai Street,
Thanjavur District.

Online Application Number: YUU8CKFD

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of 7471.00Sq.minSf.Nos.515/2,516/2,516/3,516/4A,516/4C2,516/8A1,516/8A2,516/8B1,516/8B2 of EdaiyarNatham Village and Panchayat – Mannarudi Taluk - Thiruvarur District

Ref :

1.Applicant Thiru.Rajkumar,Thanjavur. Application Ref No:YUU8CKFD (46660/2025/ TVR) dated:22.07.2025.
2.District Town and country planning Office, Thiruvarur District Letter No: YUU8CKFD (46660/2025/ TVR) dated:03.09.2025. (Road Pattern Issued)
3.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4.Agriculture Department, Thiruvarur District Dry Land NOC vide Proc. No.E4/10543/2024, Dated 03.06.2025
5.Applicant Thiru.Rajkumar,Thanjavur Application Ref No: YUU8CKFD (46660/2025/TVR) (Gift Deed Document no:1272/2025 and 1273/2025 Dated 09.09.2025).
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. Circular from the Director of Town and Country Planning, Roc No. 320/ 2022/TCP3, Dated: 07.01.2022.
14. Demand payment Request Letter, Dated: 15.09.2025(Requiring payment of Centage Fees).
15. Applicant Thiru.Rajkumar,Thanjavur Application Ref No: No:YUU8CKFD (46660/2025/ TVR) dated:15.09.2025. (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:

" SRI AMMAN NAGAR " Residential Layout on 7471.00Sq.min Sf.Nos.515/2,516/2, 516/3,516/4A,516/4C2,516/8A1, 516/8A2,516/8B1,516/8B2of Edaiyarnatham Village and 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:52 /2025 for the Residential Layout named

It is hereby ordered that the final approval of the Special Officer/ Block Development Officer (V.Pt) for the SRI AMMAN 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: 52/2025.
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.11,207.00/- Dt.22.07.2025.
• Centage Charges – Rs. 10,800/ -Dt. 15.09.2025
• Display Board charges : Rs. 1,500.00 -Dt. 15.09.2025
• Sub division Charges : Rs. 14,400.00 -Dt. 15.09.2025
• Development Charges : Rs. 7,471.00 -Dt. 15.09.2025
• OSR : Rs. 3,20,862/ -Dt. 15.09.2025
• Armed Force Flag Day Fund : Rs. 5,000/- (Receipt no. FD/FUND/1574338 Dated: 16.09.2025)
• Layout Approved Fee– Rs.32000
• Approvel Fees – Rs.52992

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:2025.12.03 21:36:35