

Layout Application - Final Approval Letter



Roc No: 194/2026/B4

Date: 5/12/26 3:50 PM

From:

Village Panchayat

NEDUVAACKOTTAI

To :

Thiru.Anand, Kumaran and Sakthivel,
No.14, Annavasal Seniya Street,
Mannargudi,
Thiruvavur – 614 001.

Online Application Number:

Y3NBRSVF

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Thiruvavur - The proposal for Residential Layout with an extent of 9004.00 Sq.m in S.No.123/3A, 123/9A1, 123/9B1, 125A/2A1, 125A/2B1, 125A/2B2, 125A/2C, 125A/3A, 125A/3B and 125A/4 of Neduvakkottai Village – Neduvakkottai Panchayat – Mannargudi Panchayat Union - Mannargudi Taluk– Thiruvavur District – Technical Approve - Final Approval.

Ref :

- 1.Applicant Thiru.Anand, Kumaran and Sakthivel, Mannargudi Application Ref No:Y3NBRSVF (62339/2026/TVR) dated:17.03.2026.
- 2.District Town and country planning Office, Thiruvavur District Letter No: Y3NBRSVF (62339/2026/TVR) Dated:13.04.2026. (Road Pattern Issued)
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4. The District Collector, Thiruvavur District Wet Land NOC vide Proc. No.10760/2023/U1, Dated : 29.01.2025.
5. Applicant Thiru.Anand, Kumaran and Sakthivel Application Ref No: Y3NBRSVF (62339/2026/TVR) (Gift Deed Document No:2138/2026 Dated :17.04.2026 and 2215/2026 Dated: 17.04.2026).
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: 09.12.2020 and 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:13.04.2026 and 06.05.2026 (Requiring payment of OSR and Centage Fees).
15. Applicant Thiru.Anand, Kumaran and Sakthivel, Mannargudi Application Ref No: Y3NBRSVF (62339/2026/TVR) dated:29.04.2026 and 06.05.2026 (Payment of OSR and 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:

“ PUNNIYA BOOMI NAGAR ” Residential Layout - District Town and Country Planning Office, Thiruvarur - The proposal for Residential Layout with an extent of 9004.00 Sq.m in S.No.123/3A, 123/9A1, 123/9B1, 125A/2A1, 125A/2B1, 125A/2B2, 125A/2C, 125A/3A, 125A/3B and 125A/4 of Neduvakkottai Village – Neduvakkottai Panchayat – Mannargudi Panchayat Union – 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.44 /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 PUNNIYA BOOMI 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: 44 / 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 Residential 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. 13,433.00/- Dt.17.03.2026
- Centage Charges – Rs. 11,400.00/- Dt.06.05.2026
- Display Board charges : Rs. 1,500.00/- Dt.06.05.2026
- Sub division Charges : Rs. 15,200.00/- Dt.06.05.2026
- Development Charges : Rs. 9,004.00/- Dt.06.05.2026

Mannargudi,
Thiruvavarur – 614 001.

2.The Assistant Director,
Department of Land Survey and Records,
Thiruvavarur District.

3.The Tahsildar,
Mannargudi Taluk,
Thiruvavarur District.

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

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



Village