

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 194/2026/B4

Date: 5/29/26 12:50 PM

From:

Village Panchayat

ASHESHAM

To :

Santhi,
56, Pookollai Road,
Mannarkudi,
Thiruvavur.Dt

Online Application Number:

NS89HOIP

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Thiruvavur - The proposal for Residential Layout with an extent of 9006.00 Sq.m in 227A/2A,227A/3A1,227A/3A2,227A/3B1,227A/3B2,227A/3C1,227A/3C2, 227A/3D1,227A/4, 227A/5 and 227A/7 of Gopiralayam Village and Panchayat –Asesham Panchayat - Mannargudi Taluk & Panchayat Union-Thiruvavur District - Final Approved

Ref :

1. Applicant Tmt. Santhi, Mannargudi Application Ref No: NS89HOIP (39632/2025/ TVR) Dated:10.05.2025)
2. District Town and country planning Office, Thiruvavur District Letter: NS89HOIP (39632/2025/ TVR) dated: 11.07.2025. (Road Pattern Issued)
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. Agriculture Department , Thiruvavur District Dry Land NOC vide Proc. No. E4/119/2025, Dated 20.01.2025
5. DTCP Approved layout No.686/2018 (Go.78 Dated 04.05.2017)
6. Applicant Tmt. Santhi, Mannargudi Application Ref No: NS89HOIP (39632/2025/ TVR) Dated:10.05.2025)(Gift Deed Document no: 4158/2025,4160/2025 dated 24.07.2025).
7. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
9. 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.
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

11. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No. 320/ 2022/TCP3, Dated: 07.01.2022.
15. Demand payment Request Letter, Dated: 02.08.2025 (Requiring payment of OSR Fee and Centage Fees).
16. Applicant Tmt. Santhi, Mannargudi NS89HOIP (39632/2025/ TVR) Dated:08.08.2025 (Payment of OSR Fee and Centage Fees).
17. 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:

“ RTV NAGAR EXTENTION -2 “ Residential Layout with an extent of 9006.00 Sq.m in 227A/2A,227A/3A1, 227A/3A2,227A/3B1,227A/3B2,227A/3C1,227A/3C2, 227A/3D1,227A/4,227A/5 and 227A/7 of Gopiralayam Village and Panchayat –Asesham Panchayat Union as per the Ordinances 1 to 3 and as per the processes mentioned in View-4 Technical clearance issued has been given by District Town and country planning Office, Thiruvarur District numbered as LP/ DTCP (TVR)/SWP No:44 /2025 for the Residential Layout named RTV NAGAR EXTENTION -2 It is hereby ordered that the final approval of the Special Officer/ Block Development Officer (V.Pt) for the 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: 44/2025.
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 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. 13509.00/- Dt. 10.05.2025
- OSR Fee : Rs.45030.00/-Dt.05.08.2025
- Centage Charges – Rs. 13,500.00/ -Dt. 18.08.2025
- Display Board charges : Rs. 1,500/ -Dt. 14.08.2025
- Sub division Charges : Rs.18,000.00/-Dt.14.08.2025
- Development Charges : Rs. 9,006.00/ -Dt.14.08.2025
- Armed Force Flag Day Fund : Rs. 5000/- (Receipt no. FD/FUND/ 1499980, dated: 20.08.2025)
- Layout Approved Fee– Rs.37000

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

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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