Layout Application - Final Approval Letter

Roc No: 178/2025 **Date:** 12/18/25 2:06 PM

From:

Executive officer

6/6, Kolvel, Thiruvarambu post 629161

To :

Durai Bose and Jino Dastin Raj,
3-105, Pullukkiravili, Paraicode, Mulagumoode Post, Kalkulam Taluk, Kanyakumari District.

Online Application Number: R1A0LKOV

Sir/ Madam,

Sub :

Layout – KKDTCP – Kanniyakumari District – Thiruvattar Taluk - Thiruvattar Town Panchayat – Kulasekharam 'A' Village – R.S.Nos: 61/2B3B, 61/3 & 69/2B1A – Application received for the approval of Layout – Extent – 9950.00sq.m.
(2.46 acre) – Planning permission - regarding

Ref :

1. Thiru. Durai Bose and Thiru. Jino Dastin Raj, Online Reference No:R1A0LKOV, Dated : 12.04.2025
2. District Town and Country Planning Office. Kaniyakumari District Letter No. R1A0LKOV. (Road Pattern issued on dated 09.06.2025)
3. Joint Director Agriculture department, Letter No. Ma. Thi.1/2623/2025, Dated: 18.03.2025
4. Circular from the Director of Town and country Planning, Roc. No 19799/2020, Dated: 24.12.2020
5. Applications, Thiru . Durai Bose and Thiru. Jino Dastin Raj, Letter Dated : 01.07.2025. (Gift Deed Document No:2634/2025 and 2880/2025, dated: 11.06.2025 and 27.06.2025).
6. Demand Payment Request Letter, Dated: 09.06.2025 & 04.07.2025. (Requiring payment of OSR charge, Centage Fee, Development Fee and Sub division Fees).
7. Applications, Thiru . Durai Bose and Thiru. Jino Dastin Raj, Letter Dated: 21.06.2025 & 15.07.2025. (Payment of OSR Charge & Centage Fee, Development Fee and Sub division Fees).
8. Town and Country Planning Department (Planning Permission) ROCNO. R1A0LKOV/2025/TCP dated 19.07.2025

9. Junior Engineer, Thiruvattar Head Quarters work completion report dated 23/10/2025
10. Connected Documents.

Body:

The Technical approval has been given by the Assistant Director of Kanyakumari Town and Country Planning as seen in reference (3) with conditions for a Layout situated in R.S.Nos: 61/2B3B, 61/3 & 69/2B1A Kulasekharam 'A' Village,Thiruvattar Town Panchayat Area, Thiruvattar Taluk, Kanyakumari District with an area of 9950.00sq.m. (2.46 acre). The final approval for the Layout requested by the applicant through the online application vide Reference (1).

Request for final approval of plot has been issued and fees have been paid. Basic facilities such as Bitumen Road, Rainwater drainage and drinking water project pipeline have been provided by the applicant in the plot. The quality certificate for tar road has been obtained as per the details seen in Reference (2). the Junior Engineer's Town Panchayat work Completion report is obtained as seen in Reference (5). In reference (4) the resolution of the Thiruvattar Town Panchayat council, approval of the Layout has been approved subject to the following conditions and it is hereby decreed that the Layout is approved.

Conditions:

1) Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.

2) The Tamil Nadu Government in G.O. Ms. No. 112, Housing and Urban Development Department, Dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter 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 of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

3) The Town Panchayat Department (Municipal Administration and Water Supply Department) has not

13) If the audit ban is raised for the above plot, the building license can be issued only after the audit ban is cleared.

14) This order is issued based on the documents only submitted by you, If any errors/irregularities will be find later, this order will be cancelled without intimation.

15) In case of building Construction in this plot, proper building license/permission should be obtained separately from theTown Panchayat on payment of appropriate fees. Vacant Land tax should also be paid on due date properly.

16) All guarantees and receipts issued by this office will be cancelled if a Thaws is received by the court regarding regularization of plot/tenement.

17) If any loss of amount will be mentioned in audit para. The applicant must be paid the amount as per instruction.

18) This order is not applicable if the applicant has attached false documents.

19) If any complaint is received against this guarantee and proved with sufficient evidence, this order will be cancelled.

20) Government Ordinance No. 78, Department of Housing and Urban Development, dated. 04.05.2017 is subject to the protocol. Any inaccuracies / Irregularities in the submitted documents will void the pre-dated warranty.

21) Joint Director of Thirunelveli Town and Country Planning Department Office's letter NO. T9187BXF /2025/TCP Subject to the conditions must be followed.

22) This Order does not apply to plots located under streams/water bodies, encroachment and high voltage power lines.

23) This order does not apply to public places and roads where there is an encroachment.

24) The applicant was full responsibility maintain the BT Road, Drain and Pipe Line for 5 years from the date of handing over at their own cost.

25) Other basic amenities works will be carried out by the Town Panchayat only after sufficient residences are constructed as per government norms in that area.

26) Street Light and Electric Poles installed in the above plot section should be maintained at their own cost of applicant.

Executive officer

Validity unknownSignature valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2025.12.18 14:06:59