Layout Application - Final Approval Letter

Roc No: FESXSYCA/2025/TCP

Date: 1/24/26 7:54 PM

From:

Village Panchayat

Therekalputhoor

To :

Mr. Ashok. N,
No:2, Therkkuputhutheru
Vadasery.
Pin – 629 001.

Online Application Number: FESXSYCA

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 3,167.00 Sq.mts (0.78 Acre) comprising Re.sur.nos 173/6C & 173/7A of Therekalputhoor Village, Therekalputhoor Village Panchayat, Agasteeswaram Panchayat Union, Agasteeswaram Taluk, Kanniyakumari District - Final Approval issued – Reg.

Ref :

1. ROC No: FESXSYCA/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 26/12/2025.
2. G.O. (M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
3. Director, Directorate of Town and Country Planning Department Circular Roc.No. 4367/2019-BA2, Dated: 05.02.2020.
4. Kanniyakumari Joint - I Sub-Registrar Office Gift deed documents no: 4580/2025 & 4581/2025, Dated: 17/12/2025.
5. Open Space Reservation (OSR) area fees receipt, Dated: 18.12.2025.
6. G.O. (Ms.) No.180, Rural Development and Panchayat Raj (PR-II (2)) Department, Dated: 05.12.2024.
7. Commissioner, Rural Development and Panchayat Raj Department Letter, Rc.No. 4870/2024/PRI.MIS-1, Dated: 16.05.2025.
8. Layout Approval Fees receipt, Dated: 21.01.2026.

Body:

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical Clearance for the Residential Layout with an extent 3,167.00 Sq.mts (0.78 Acre) comprising Re.sur.nos 173/6C & 173/7A of Therekalputhoor Village, Therekalputhoor Village Panchayat, Agasteeswaram Panchayat Union, Agasteeswaram Taluk, Kanniyakumari District.

In the continuation, regarding the 5th cited reference, Applicant Mr. N. Ashok had surrendered the Road area and Public Purpose site "A" (Local Body Reservation) to Therekalputhoor Village Panchayat wide Gift deed no: 4581/2025, Dated: 17.12.2025 and Public Purpose site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift deed no: 4580/2025, Dated: 17.12.2025. As per references '2' and '4', the applicant had paid the Guideline value amount of Rs. 82,172/- in the DTCP account head which is equivalent to the OSR area which is cited in reference '5'. The Site development works such as Storm water drains on both sides of roads, Water pipeline works and Bitumen road works were completed by the applicant as per Village panchayat standards. With reference to the 8th cited reference, the necessary fees for Layout approval as per references '6' and '7' were collected through online as Layout Approval Fees from the applicant as per Tamilnadu Panchayat Rules in the panchayat account head as shown below,

1. Layout Approval Fees = Rs. 1,36,360/-
2. Layout Inspection Fees = Rs. 1,78,200/-

(Receipt no: 2026012157260, Transaction no: 11000346623833, Date: 21.01.2026)

Hence, this Residential Layout has been approved and the approval number was issued as,

Layout Approval number: 02/202-26, Dated: 24.01.2026. The details of the project is given below,

1. Total number of plots approved - 15 plots

Area reserved for Therekalputhoor Village Panchayat wide Gift deed no: 4581/2025, Dated: 17.12.2025

2. Road area - 899.91 Sq.mts
3. Local Body Reservation (A) - 27.16 Sq.mts (1.20%)

Area reserved for TANGEDCO wide Gift deed no: 4580/2025, Dated: 17.12.2025

4. TANGEDCO Reservation (B) - 31.49 Sq.mts (1.39%)

Conditions:

1) The Tamilnadu Government in G.O.Ms.no.112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamilnadu 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 instructions given by TNRERA.

2) As per Tamilnadu Panchayat Act 1994, section 242(3) & Tamilnadu Panchayat Building Rules 1997, the purchasers should get Building Plan approval from the Village Panchayat Separately.

Copy to:

1) Assistant Director, Nagercoil Local Planning Authority, DTCP, Nagercoil.
2) Assistant Director (Village Panchayat), Nagercoil.
3) Sub-Registrar, Kanniyakumari Joint – I SRO.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2026.01.24 19:54:46