

Layout Application - Final Approval Letter



Roc No: 250/2026/A1

Date: 7/7/26 3:46 PM

From:

Executive officer

17/77 Ganapathipuram, Ganapathipuram Post, Kanniyakumari District.

To :

V NAGARAJAN AND THREE OTHERS,
NO:47/34A, SLB SCHOOL SOUTH ROAD,
AGATHEESWARAM TALUK,
NAGERCOIL-629002

Online Application Number:

606I46MS

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town And Country Planning-Kanyakumari District - The proposal for Residential Layout (with an extent of - 9350.00 Sq.mts (2.31 Acre) in Re.sur.no. 79/6,7,8,9,11,12,13 of Neendakarai A Village- Ganapathipuram Town Panchayat -Kalkulam Taluk - Kanyakumari District- Final Approval issued - Reg

Ref :

1. Applicants, Mr.V.Nagarajan And Three Others, ,Online Application No: 606I46MS ,dated: 05.02.2026
2. District Town and country planning Office, Kanyakumari District Letter Roc No. : 606I46MS/2026/TCP,(Road pattern issued on dated: 16.03.2026).
3. Circular from the Director of Town and Country Planning, ROC.No: 19799/2020, Dated: 24.12.2020.
4. Applicants. Mr.V.Nagarajan And Three Others,Letter, Dated: 07.04.2026. (Gift deed document No: 1314/2026 ,dated:30.03.2026).
5. G.O.138, Housing and Urban Development Department,Dated: 04.06.2004
6. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and G.O.16 ,Municipal Administration and Water Supply Department, dated: 31.01.2020.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

9. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated : 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
12. Demand payment Request Letter, Dated:08.04.2026 (requiring Payment of Development charges and Sub division charges).
13. Applicants, Mr.V.Nagarajan And Three Others,Dated ; 08.04.2026 (Payment of Development charges and Sub division charges).
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
15. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.
16. Nagercoil Local Planning Authority Meeting Table Agenda Resolution No:1, Dated:01.10.2020.
17. Applicant Thiru.V NAGARAJAN AND THREE OTHERS. Letter dated .05.02.2026 (Payment of Layout approval scrutiny fee)
18. Local Body Reservation (A)-35.32 Sq.mts (0.52%) (Surrendered to Ganapathipuram Town Panchayat through Ganapathipuram Sub-Register office Gift deed no: 1314/2026, Dt.30.03.2026)
19. TANGEDCO Reservation (B)-35.23 Sq.mts (0.52%) (Surrendered to TANGDECO through Ganapathipuram Sub-Registrar office Gift deed no: 1314/2026, Dt.30.03.2026)

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 of 9350.00 Sq.mts (2.31 Acre) comprising Re.sur.no. 79/6,7,8,9,11,12,13 of Neendakarai A Village- Ganapathipuram Town Panchayat - Agasteeswaramam Taluk - Kanyakumari District. The details of the project is given below,

1. Total Extent of the Layout -9350.00 Sq.mts (2.31 Acre)
2. Project Survey numbers - 79/6,7,8,9,11,12,13
3. Local Body - Ganapathipuram Town Panchayat , Neendakarai A Village,Ganapathipuram
4. Total number of plots-37,
5. Total area of the Roads & Splays-2598.085 Sq.mts (Surrendered to Ganapathipuram Town Panchayat through Ganapathipuram Sub-Register office Gift deed no: 1314/2026, Dt.30.03.2026)
6. Local Body Reservation (A)-35.32 Sq.mts (0.52%) (Surrendered to Ganapathipuram Town Panchayat through Ganapathipuram Sub-Register office Gift deed no: 1314/2026, Dt.30.03.2026)
7. TANGEDCO Reservation (B)35.23 Sq.mts (0.52%) (Surrendered to TANGDECO Ganapathipuram Town Panchayat through Ganapathipuram Sub-Registrar office Gift deed no: 1314/2026, Dt.30.03.2026) no need for providing Open Space Reservation)

In the continuation, regarding the 18th cited letter, Applicant Thiru. T. Suresh Babu surrendered the Road & Splay area, Public Purpose site "A" (Local Body Reservation) to Ganapathipuram Town Panchayat and Public Purpose site "B" (TANGEDCO Reservation) to Tamil Nadu Generation and Distribution Corporation wide Gift deeds no: 1314/2026,Dated.30.03.2026. With reference to the 19th cited letter, the site development works including Storm water drainage works, Water pipeline facilities (Bore well, Water Tank and Pipeline extension for each plots), EB lamp post facilities and Bitumen Road facilities as per Town Panchayat standards . After inspection, Layout approval scrutiny fees were collected as per reference '17' The Concerned subject will be place in the upcoming Town Panchayat council and shall be passed Hence, this Residential Layout has been approved with the below 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% sold 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 legally certified the title to the ownership by granting technical clearance and

planning permission. Only the Applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Town Panchayat Department is not the right organization to decide this. 4. The plot should be sold according to the dimensions specified in the plot plan.

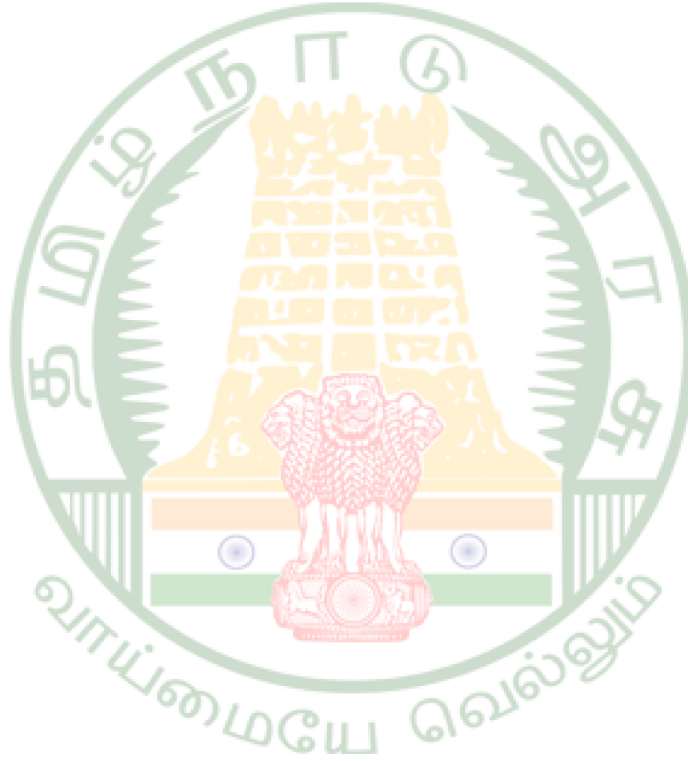
5. No change shall be made in the plot plan without proper permission.

6. This permission is a map permission only. While building on the acquired plots in the said plot, the building owners have to apply separately for building license and get and high voltage power lines.

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

8. 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.

Executive officer



Executive officer

Signature valid

Signed by: Executive Officer
Location: Kanniyakumari
Date: 2026.07.07 15:46:05

