

Layout Application - Final Approval Letter



Roc No: 196/2025/A1

Date: 9/23/25 4:58 PM

From:

Executive officer

Marungoor Marin Road, Marungoor, 629402, KK District

To :

Mr.Narayanaperumal. K,
5/2A, KanakamulamPudukudieruppu,
Thazakudy,Thovalai Taluk,
Kanniyakumari District,
Pin – 629 901.

Online Application Number:

QYUX7YKB

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 3,150.00Sq.mts (0.78Acre) comprising Re.sur.no241/3 of Nalloor Village, Marungoor Town Panchayat, AgasteeswaramTaluk, Kanniyakumari District - Final Approval issued – Reg

Ref :

1. ROC No: QYUX7YKB/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 26/03/2025.
2. G.O. (M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O. (M.s). No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
3. G.O. (M.s). No.79, Housing and Urban Development [UD4(3)] Department, Dated: 04.05.2017.
4. Idalakudi Sub-Registrar Office Gift deed documents no: 839/2025 & 840/2025, Dated: 21/02/2025.
5. Applicant Mr. Narayanaperumal's application, Dated: 27.03.2025.
6. Executive officer, Marungoor Town Panchayat letter to Junior Engineer, Town Panchayat, Dated: 07.04.2025.
7. Executive officer, Marungoor Town Panchayat letter to Junior Engineer, TNEB, Mylaudy, Dated: 07.04.2025.
8. Executive officer, Marungoor Town Panchayat letter to Assistant Engineer, TNEB, Mylaudy, Dated: 09.04.2025.
9. Executive officer, Marungoor Town Panchayat letter to Assistant Engineer, TNEB, Mylaudy, Dated: 09.07.2025.

10. Site Development work photos.

11. Applicant Mr. Narayanaperumal's letter dated: 22.09.2025 (Payment of Land use conversion charge and Layout approval scrutiny fee)

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 3,150.00 Sq.mts (0.78 Acre) comprising Re.sur.no 241/3 of Nalloor Village, Marungoor Town Panchayat, Agasteeswaram Taluk, Kanniyakumari District. The details of the project is given below,

1. Total Extent of the Layout - 3,150.00 (0.78 Acre)
2. Project Survey numbers - 241/3
3. Local Body - Marungoor Town Panchayat
4. Village - Nalloor
5. Total number of plots - 16 (+) 1 Owner's use plot
6. Total area of the Roads & Splays - 1116.36 Sq.mts (Surrendered to Marungoor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 840/2025, 21.02.2025)
7. Local Body Reservation (A) - 20.83 Sq.mts (1.02%) (Surrendered to Marungoor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 840/2025, 21.02.2025)
8. TANGEDCO Reservation (B) - 16.69 Sq.mts (0.82%) (Surrendered to TANGEDCO through Idalakudi Sub-Registrar office Gift deed no: 839/2025, 21.02.2025)
9. Open Space Reservation (OSR) - NIL (As per G.O.Ms.No.18, Municipal Administration & Water Supply Department, Dated: 04.02.2019 and DTCP Director's Circular Roc.No.4367/2019-BA2, Dated: 05.02.2020, no need for providing Open Space Reservation)

In the continuation, regarding the 4th cited letter, Applicant Mr. Narayanaperumal surrendered the Road & Splay area, Public Purpose site "A" (Local Body Reservation) to Marungoor Town Panchayat and Public Purpose site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift deeds no: 840/2025 & 839/2025, Dated: 21.02.2025. With reference to the 10th 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 were carried out and completed by the applicant. After inspection, as per 3rd cited G.O, the necessary charges for land conversion and Layout approval scrutiny fees were collected as per reference '11' from the applicant as shown below,

Fees Details:

1. Other Charges = Rs. 50,965/- (Receipt no: 2025092241804, Date: 22.09.2025)

Hence, the Marungoor Town Panchayat Council has authorised the Residential Layout Project vide resolution no: 205/2025, Dated: 30.09.2025 and the layout has been approved and the approval number is issued as 01/2025, dated: 30.09.2025.

Conditions:

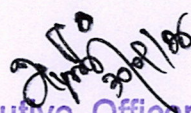
1) The Tamilnadu Government in G.O.Ms.no.112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamilnadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, 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) "SPLAY" should be provided mandatorily at the junction of two roads in the layout.

3) The Seller should provide the photocopy of this order along with the Order and Plan copies issued by the Directorate of Town and Country Planning.

Copy to:

- 1) Assistant Director, District Town and Country Planning, Kanyakumari, District Collector Office Campus, Nagercoil.
- 2) Assistant Director (Town Panchayat), Kanyakumari District Collector Office Campus, Nagercoil.
- 3) Sub-Registrar, Idalakudi.
- 4) Office record.


Executive Officer
Marungoor Town Panchayat
K. K. Dist.-629 402

Signature valid

Signed by: Executive Officer
Location: Kanniyakumari
Date: 2025.09.23 16:58:15




30/9/25