

Layout Application - Final Approval Letter



Roc No: 428/2025

Date: 2/25/26 11:15 PM

From:

Executive officer

14/159, Kasthooribai Gramam. Theroor &Post

To :

Thiru. R. Ramadhas,
S/o. Ramaswamy,
No. 339 Cape Road,
Edalakkudy. Kanyakumari District

Online Application Number:

0GXX1AP1

Sir/ Madam,

Sub :

Residential Layout Final Approval - Kanyakumari District - Theroor Town Panchayat - The Proposal for a Residential Layout with an extent of 19227.00 Sq.M (4.75 acre) comprising Re. Survey no. 945/14A,14B,946/2, 947/1A1A1A1A, 948/1A1A1A1 and 948/2A1B of Theroor Village near Nation Highways - Theroor Town Panchayat, Agastheeswaram Taluk, Kanyakumari District - Final Approval issued - Reg.

Ref :

1. Roc. No. 0GXX1AP1/2025/TCP Technical Permission Letter, Kanyakumari District Town and Country Planning Office, Collectorate Campus, Nagarcoil Dated 23/12/2025.
2. District Town and Country Planning Office, Kanyakumari District Letter No. 0GXX1AP1/2025/TCP, (Road Pattern issued on dated 20.11.2025).
3. 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.
4. Applicant Thiru. R. Ramadhas, submitted the Letter Dated 28.10.2025.
5. Executive Officer, Theroor Town Panchayat letter to Junior Engineer, Town Panchayat, Dated 09.01.2026.
6. Executive Officer, Theroor Town Panchayat letter to Junior Engineer, TNEB, Suchindram Dated 23.01.2026.
7. Junior Engineer, Town Panchayat letter and Site Inspection, Site Development Photos to Executive Office, Theroor Town Panchayat Dated 10.02.2026.
8. Circular from the Director of Town and Country Planning, ROC.No: 19799/2020, Dated: 24.12.2020.

9. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
12. Government Letter No.19113 / Nov 4 (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: 17.12.2025(requiring Payment of Development charges and Sub division charges).
16. Applicant Thiru. R. Ramadhas Letter dated 14.02.2026 (Payment of Layout Approval Scrutiny Fee)

Body:

Theroor &Post

Total number of plots - 86

Total area of the Roads & Splays - 5631.415 Sq.mts (Surrendered to Theroor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 5108/2025, 15.12.2025)

Local Body Reservation (A) - 92.10 Sq.mts (0.69%) (Surrendered to Theroor Town Panchayat through Idalakudi Sub-Registrar office Gift deed no: 5108/2025, 15.12.2025)

TANGEDCO Reservation (B) - 70.01 Sq.mts (0.67%) (Surrendered to TANGDECO through Idalakudi Sub-Registrar office Gift deed no: 5109/2025, 15.12.2025)

Open Space Reservation (OSR) - 1400.00 Sq.M Gift deed no. 5108/2025, 15.12.2025 (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, need for providing Open Space Reservation).

In the continuation, regarding the 4th cited letter, Applicant Thiru. R. Ramadhas surrendered the Road & Splay area, Public Purpose site "A" (Local Body Reservation) to Theroor Town Panchayat and Public Purpose site "B" (TANGEDCO Reservation) to Tamil Nadu Generation and Distribution Corporation wide Gift deeds no: 5108/2025 & 5109/2025, Dated: 15.12.2025. 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, Layout approval scrutiny fees were collected as per reference '16' from the applicants shown below, Fees Details:

1) Other Charge s= Rs. 1107101/- (Receipt no: 2026021455704, Date: 14.02.2026)

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,

2) As per the condition, the layout has been approved and the approval number was issued as, Layout Approval Number - 01/2026, dated: 25.02.2026.-

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.



Signature valid

Signed by: Executive Officer
Location: Kanniyakumari
Date: 2026.02.25 23:15:14

