Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Layout Application - Final Approval Letter

Roc No: 98/2025/A1

Date: 4/24/25 10:38 AM

From:

Executive officer

Pacode First Grade Town Panchayat, Near Melpuram Block Office, Pacode Post - 629168

To :

Thiru. M. Joy Mafield Abraham,
No.18-101D, Kallupottai,
Mancode,
Thikanamcode Post,
Kanniyakumari – 629 804.

Online Application Number: TXYJQ4H5

Sir/ Madam,

Sub :

Layout - Pacode Town Panchayat- Residential Layout with an extent of 3678.00 sq.m (0.9088 Acre) in S.Nos. 347/8B2, 9B2 of Pacode A Village, Vilavancode Taluk - Planning permission – Regarding.

Ref :

1. Thiru. M. Joy Mafield Abraham, 18-101D, Kallupottai, Mancode, Thikanamcode Post online Layout Application No.TXYJQ4H5/ 2025/2025/TCP, Date 07.03.2025
2. Marthandam II Sub Register Office Document No. 689/2025, dated 24.02.2025.
3. Joint Director, Kanniyakumari District Town and Country Planning Department Office's letter No. TXYJQ4H5/ 2025/TCP, (Road Pattern issued on dated 19.02.2025)
4. Pacode Town Panchayat Council Resolution No. 370, dated 16.04.2025.
5. Junior Engineer, Kaliyakkavilai (H.Q) work completion report, dated 24.2.2025
6. 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 Survey No. 347/8B2, 9B2, Pacode A Village, Pacode Town Panchayat Area, Kanyakumari District with an

area of 3678 Sq.m (0.9088 acres). The final approval for the Layout was requested by the applicant through the online application vides 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 EB Poles 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 Pacode 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% od 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 it as per the then prevailing regulations.

7) There should be no encroachment on the land allotted to the Town Panchayat.

8) If the proofs of land ownership and the documents submitted for consideration are found to be incorrect

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 Kanniyakumari Town and Country Planning Department Office's letter NO. TXYJQ4H5/ 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 and Drain 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

Signature valid

Signed by: Executive Officer
Location:Kanniyakumari
Date:2025.04.24 10:38:03



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate