

Layout Application - Final Approval Letter



Roc No: A8/3405/2025

Date: 10/7/25 4:37 PM

From:

Village Panchayat

Thirupathisaram

To :

Mr. Kannan. V,
36, Pillaiyar Kovil Street, Iraippuvaari,
Nanguneri, Tirunelveli District.
Pin - 627 108.

Online Application Number:

ANCSAIZH

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 16,950.00 Sq.mts (4.19 Acres) comprising Re.sur.nos 121/1, 121/3, 121/4, 121/5, 121/6, 121/10A, 122/2, 122/3, 122/5, 122/6 & 122/7 of Thirupathisaram Village, Thirupathisaram Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District - Final Approval issued – Reg.

Ref :

1. ROC No: ANCSAIZH/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 26/08/2025.
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. Vadasery Sub-Registrar Office Gift deed documents no: 2128/2025 & 2129/2025, Dated: 19/08/2025.
4. G.O. (Ms.) No.180, Rural Development and Panchayat Raj (PR-II (2)) Department, Dated: 05.12.2024.
5. Rc.No.4870/2024/PR.I.MIS-1, Dated: 16.05.2025.
6. Estimation Fees and Layout Approval Fees receipts, Dated: 07.10.2025 & 07.10.2025.
7. Site development works Geo-tagged photos.

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 16,950.00 Sq.mts (4.19 Acres) comprising Re.sur.nos 121/1, 121/3, 121/4, 121/5, 121/6, 121/10A, 122/2, 122/3, 122/5, 122/6 & 122/7 of Thirupathisaram Village, Thirupathisaram Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District.

In the continuation, regarding the 3rd cited letter, Applicant Mr. Kannan had surrendered the Road & Splay area, OSR area, Public Purpose site "A" (Local Body Reservation) to Thirupathisaram Village Panchayat wide Gift deed no: 2128/2025, Dated: 19.08.2025 and Public Purpose site "B" (TANGEDCO Reservation) to Tamilnadu Generation and Distribution Corporation wide Gift deed no: 2129/2025, Dated: 19.08.2025. The Site development works such as Storm water drains on both sides of roads, Drainage culverts, OSR area boundary wall works, Water pipeline works and Bitumen road works were completed by the applicant as per village panchayat standards and the geo-tagged photos were enclosed as reference "7". With reference to the 6th cited letter, the necessary fees for Layout approval as per references '4' and '5' were collected as Layout estimation fees and Layout Approval Fees from the applicant as per Tamilnadu Panchayat Rules in the panchayat account head as shown below,

1. Layout Estimation Fees = Rs.2,000/- (Receipt no: 2025100750412, Transaction no: 11000306556035, Date: 07.10.2025)

2. Layout Approval Fees = Rs.18,88,575/- (Receipt no: 2025100750412, Transaction no: 11000306606491, Date: 07.10.2025)

Hence, this Residential Layout has been approved and the approval number was issued as, Layout Approval number: 01/2025, Dated: 07.10.2025. The details of the project is given below,

1. Total number of plots approved - 82 plots (Normal Plots - 63 plots, EWS Plots - 19 plots)

2. Total area of the Roads & Splays - 5220.95 Sq.mts

3. Local Body Reservation (A) - 68.57 Sq.mts (0.58%)

4. TANGEDCO Reservation (B) - 69.39 Sq.mts (0.59%)

5. Open Space Reservation (OSR) - 1184.95 Sq.mts (10.10%)

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.

3) "SPLAY" should be provided mandatorily at the junction of two roads in the layout.

4) 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) Member Secretary/ Assistant Director, Nagercoil Local Planning Authority, DTCP, Nagercoil.

Village

Signature valid

Signed by: Village Panchayat President
Location: Kanniyakumari
Date: 2025.10.07 16:37:23

