Layout Application - Final Approval Letter

Roc No: N0H3WV46/2025/TCP

Date: 5/22/25 10:31 AM

From:

Village Panchayat

Beemanagari

To :

: N0H3WV46/2025/TCP
Mr. P. Paulraj
50/3-1, Thazhuviya Mahadevar 6th street, Sakthi Garden, Vadasery, Kanyakumari.
Pin - 629001.

Online Application Number: N0H3WV46

Sir/ Madam,

Sub :

The proposal for a Residential Layout with an extent of 3,672.00 Sq.mts (0.91 Acre) comprising Re.sur.nos 196/12A, 196/17A, 196/18, 196/19 & 196/20 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District - Final Approval issued – Reg

Ref :

1. ROC No: N0H3WV46/2025/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 28/04/2025.
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: 1064/2025 & 1065/2025, Dated: 21/04/2025.
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mr. Paulraj’s application, Dated: 12.03.2025.
6. Applicants Mr. Paulraj’s letter dated: 20.05.2025 (Payment of Layout Approval Fees and Estimation Fees)

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 3,672.00 Sq.mts (0.91 Acre) comprising Re.sur.nos 196/12A, 196/17A, 196/18, 196/19 & 196/20 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District. The details of the project is given below,

1. Total Extent of the Layout - 3,672.00 (0.91 Acre)
2. Project Survey numbers - 196/12A, 196/17A, 196/18, 196/19 & 196/20
3. Local Body - Beemanagari Village Panchayat
4. Village - Thirupathisaram
5. Total number of plots - 15
6. Total area of the Roads & Splays - 1230.45 Sq.mts (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)
7. Local Body Reservation (A) - 15.94 Sq.mts (0.65%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)
8. TANGEDCO Reservation (B) - 18.40 Sq.mts (0.75%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1064/2025, 21.04.2025)
9. Open Space Reservation (OSR) - 311.73 Sq.mts (12.76%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)

In the continuation, regarding the 3rd cited letter, Applicant Mr. Paulraj surrendered the Road & Splay area, OSR area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) wide Gift deeds no: 1065/2025 & 1064/2025, Dated: 21.04.2025. With reference to the 6th cited letter, the necessary fees for Layout approval were collected from the applicant as per Tamilnadu Panchayat Rules as shown below,

S.no	Particulars	Amount
1.	Layout Estimation Fees	Rs. 15,000/-
2.	Layout Approval Fees	Rs. 6,45,000/-

Hence, this Residential Layout has been approved with the below conditions,

1) As per the condition, the layout has been approved and the approval number was issued as 02/2025-2026, Dated: 22.05.2025.

2) 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

16. Local Body Reservation (A) - 15.94 Sq.mts (0.65%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)

17. TANGEDCO Reservation (B) - 18.40 Sq.mts (0.75%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1064/2025, 21.04.2025)

18. Open Space Reservation (OSR) - 311.73 Sq.mts (12.76%) (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar office Gift deed no: 1065/2025, 21.04.2025)

In the continuation, regarding the 3rd cited letter, Applicant Mr. Paulraj surrendered the Road & Splay area, OSR area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) wide Gift deeds no: 1065/2025 & 1064/2025, Dated: 21.04.2025. With reference to the 6th cited letter, the necessary fees for Layout approval were collected from the applicant as per Tamilnadu Panchayat Rules as shown below,

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3) 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.

4) “SPLAY” should be provided mandatorily at the junction of two roads in the layout.

5) 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/ Joint Director, Nagercoil Local Collector Office Campus, Nagercoil.
3) Sub-Registrar, Vadasery.
4) Block Development Office (Village Panchayat), Thovalai Panchayat Union.
5) Office record.

Village

Signature valid

Signed by: Village Panchayat President
Location:Kanniyakumari
Date:2025.05.22 10:31:01