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Layout Application - Final Approval Letter



Roc No: 03/2024-2025

Date: 1/4/25 6:15 PM

From:

Village Panchayat

Dharmapuram

To :

Mr. G. DINESH, 3-175, kaniyalankovil street, Avaraikulam, Radhapuram Taluk, Tirunveli District-627133

Online Application Number:

A9AR4MF1

Sir/ Madam,

Sub :

Residential Layout – Nagercoil Local Planning area - Dharmapuram Village Panchayat Office – Kanyakumari District - The proposal for Residential Layout with an extent of 6596.00 SQ.M (1.629 acres) comprising Re.survey no:152/1B1,2A1,2A2,2A3,3A,3D1,3D2,6A,6B,6C,7A,7B,8B1A AND 152/8B1B OF Dharmapuram North Village , Dharmapuram Village Panchayat, Rajakkamangalam Panchayat Union, Agasteeswaram Taluk, Kanyakumari District - Planning Permission issued by Kanyakumari District Town and Country Planning Office - Final Approval issuing – Reg.

Ref :

1. ROC No: A9AR4MF1/2024/2024/TCP Technical Planning Permission Letter, Kanyakumari District Town and Country Planning Office, Dated: 28/11/2024.
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. Kanyakumari Joint – I Sub-Registrar Office Gift deed documents no:4407/2024 & 4408/2024, Dated: 22/11/2024.
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mr. G. DINESH application , Dated : 23.10.2024
6. Applicants Mr. G. DINESH letter dated : 28.11.2024 (Payment of Layout Approval Fees)

Body:

With reference to the 1st cited letter, the Kanyakumari District Town and Country Planning Office issued Technical sanction Plan SWP/NLPA no: 49/2024 and Planning Permission no: 63/2024, Dated: 28.11.2024 through online for the Residential Layout with an extent of 6596.00 Sq.mts (1.629 Acres) comprising Re.survey.no: 152/1B1,2A1,2A2,2A3,3A,3D1,3D2,6A,6B,6C,7A,7B,8B1A AND 152/8B1B of Dharmapuram North Village, Dharmapuram Village Panchayat, Rajakkamangalam Panchayat Union, Agasteeswaram Taluk, Kanyakumari District. The details of the project is given below,

PROJECT DETAILS:

- 1.Total Extent of the Layout-6596.00 Sq.mts (1.629 Acres)
- 2.Project Survey number-152/1B1,2A1,2A2,2A3,3A,3D1,3D2,6A,6B,6C,7A,7B,8B1A AND 152/8B1B
- 3.Local Body-Dharmapuram North Village Panchayat
- 4.Village-Dharmapuram Village
- 5.Total number of Plots -26
- 6.Total area of the Roads and Splays-1567.375 Sq.mts (Surrendered to Dharmapuram Village Panchayat Through Kanyakumari Joint – I Office Gift Deed No : 4407/2024 & 4408/2024, Dated : 22.11.2024)
- 7.Local Body Reservation (A)-46.94 Sq.mts (Surrendered to Dharmapuram Village Panchayat Through Kanyakumari Joint – I Office Gift Deed No : 4408/2024, Dated : 22.11.2024)
- 8.TANGEDCO Reservation (B)-30.26 Sq.mts (Surrendered to Dharmapuram Village Panchayat Through Kanyakumari Joint – I Office Gift Deed No : 4407/2024, Dated : 22.11.2024)
- 9.OSR (Park Area)-505.48 Sqm surrendered to Dharmapuram village panchayat through gift deed no 4408/2024 dated 22.11.2024.

In the continuation, regarding the 3rd cited letter, Applicants Mr. G. DINESH Surrendered the Roads & Splays area, park area ,Public Purpose site “A” (Local Body Reservation), and Public Purpose Site “B” (TANGEDCO Reservation) to the “Dharmapuram North Village Panchayat” and “TANGEDCO” respectively through Gift deeds no : 4407/2024 & 4408/2024, Dated: 22.11.2024. Regarding the 6th cited letter, the necessary fees for Layout approval was collected from the applicants as per Tamilnadu Panchayat Rules as shown below,

FEES DETAILS:

S.noParticularsAmount and Date

- 1.Estimation FeesRs. 1200/-, Dated: 23.12.2024
- 2.Layout Approval FeesRs. 1307540/-, Dated: 27.12.2024
- 3.Layout Inspection FeesRs. 5000/-, Dated: 27.12.2024

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 03/2024-2025.....,

Dated: 04/01/2025.....

- 2) This office has not legally certified the title to the ownership by granting Final Approval to the Layout.

Instructions given by TNRERA

- 3) As per Tamilnadu Panchayat Act 1994, section 242(3) & Tamilnadu Panchayat Building Rules 1997, the plot purchasers should get Building Plan approval from the Village Panchayat separately.

- 4) EWS plots should not be altered or amalgamated, whereas in Village Panchayat areas the EWS-allotted plots should be altered if the plots were not sold for 3 years from the date of approval after getting prior

Layout has been approved where there is no actual title to the land. 11) The Promoter should provide the photocopy of this order, along with the Order and Plan copy issued by the Kanyakumari District Town and Country Planning office mandatorily to the plot purchasers. Copy to:

- 1) Member Secretary, Nagercoil Local Planning Authority, District Town and Country Planning Office, District Collector Office Campus, Nagercoil. 2) Assistant Director (Village Panchayat), District Collector Office Campus, Nagercoil. 3) Sub-Registrar, Kanyakumari Joint - I
- 4) Block Development Officer (Village Panchayat), Rajakkamangalam Panchayat Union.
- 5) Office record.

Village

Village





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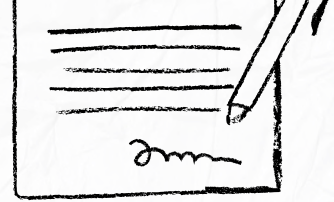
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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



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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



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Vastu & Property Management Tools

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